



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 20, 2007

ITEM NUMBER:

SUBJECT: REZONE R-06-04 AND PLANNING APPLICATION PA-06-52, INCLUDING MASTER PLAN, VARIANCES, AND MINOR MODIFICATION MM-06-36 FOR PROPERTY LOCATED AT 2460/2472 NEWPORT BOULEVARD

DATE: FEBRUARY 2, 2007

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: REBECCA ROBBINS, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
(714) 754-5278**

RECOMMENDED ACTION:

The Planning Commission recommends that City Council take the following actions:

- (1) Give first reading to the Ordinance approving Rezone R-06-04 to change the zoning classification of the subject property from C1 (Local Business District) to PDR-HD (Planned Development Residential - High Density). Rezone includes variance from minimum one-acre lot size for planned development zones (one-acre required, 0.91 acre proposed).
- (2) Approve resolution adopting Planning Application PA-06-52 which includes:
 - a) *Master Plan* to construct "The Lofts at Newport Mesa" project: a 14-unit, two-story, attached multi-family residential condominium development.
 - b) *Minor Modification MM-06-36* for an 8-foot block wall (maximum 6-foot height allowed).
 - c) *Variance* from open space requirements (42% required, 35% proposed).

BACKGROUND

In July, 1996, City Council adopted the Newport Boulevard Specific Plan. The intent of the plan is to encourage viable commercial uses to continue and prosper as well as to provide marginal uses adequate incentives to redevelop or transition to residential uses. In addition, General Plan Policy HOU-3.1 encourages the conversion of existing marginal or vacant commercial properties to residential where feasible. (Newport Blvd. Specific Plan provided under separate cover and also available for download from the City's website at www.ci.costa-mesa.ca.us.)

On January 24, 2007, Commission recommended approval of the proposed project on a 4-0 vote. Please refer to the Planning Commission staff report and meeting minutes for additional information (Meeting Minutes/Staff Report, Attachments 5-6).

ANALYSIS***Project Location***

The 0.91-acre project site is located at 2460/2472 Newport Boulevard in the Newport Boulevard Specific Plan area. The Specific Plan area encompasses the east side of Newport Boulevard between 19th Street and Mesa Drive (Vicinity Map and Site Photos, Attachments 1-2).

Rezone R-06-04

The proposed "Lofts at Newport Mesa" are townhomes for homeownership requiring approval of a rezone and master plan for the 14-unit multi-family attached, common interest development. (Plan Drawings, Attachment 7).

A rezone of the property from Local Business District (C1) to Planned Development Residential - High Density (PDR-HD). Since the PDR-HD zoning is a compatible zoning district with the Commercial Residential General Plan designation, a General Plan amendment is not required.

Planning Commission recommended approval of the rezone because:

- 1) *Rezone of property would result in significant traffic reduction compared to General Plan conditions (a 91 percent reduction).* The rezone of the property from commercial to residential use would result in an overall trip reduction of 91 percent (1076 ADT to approximately 94 ADT) compared to General Plan build out conditions, as shown in the Table A below.
- 2) *Rezone request complies with General Plan, Newport Boulevard Specific Plan, and Zoning Code.* The Newport Boulevard Specific Plan allows approved residential ownership projects to contain a maximum density of 17.4 dwelling units per acre (1/unit per 2,500 sq. ft.). Since the project will be limited to the proposed 14 dwelling units (one dwelling unit per 2,828.5 sq. ft.), Commission believed that the proposed rezone is consistent the City's policy and regulatory documents.
- 3) *Rezone allows redevelopment of project site for ownership housing.* The townhomes would provide homeownership opportunities thereby fulfilling the primary objectives of the Newport Blvd. Specific Plan.
- 4) *Commission supported variance from minimum lot size for rezone.* The project includes a variance from the minimum one-acre lot size required in planned development zones (1-acre required, 0.91-acre proposed). Given that lot consolidation and new ownership housing are primary goals of the Newport Boulevard Specific Plan, the unusual shape and size of the flag lot provide justification for variance approval. The proposed project not only complies with these important Specific Plan goals, but the resulting housing development will improve the existing conditions of the property.

Table A – Trip Generation Comparison Analysis

DESCRIPTION	DEVELOPMENT	AM PEAK HOUR	PM PEAK HOUR	ANTICIPATED AVERAGE DAILY TRIPS
EXISTING GENERAL PLAN	15,840 SQ. FT. (max 0.40 FAR)	25	99	1076
EXISTING USES	6,760 sq. ft.	10	42	455
PROPOSED PDR-HD ZONE	15 DWELLING UNITS (max 17.4 units per acre)	8	10	108
PROPOSED "LOFTS AT NEWPORT MESA PROJECT"	14 DWELLING UNITS (15 du/ac)	7	9	94

Planning Application PA-06-52**Master Plan (including Minor Modification)**

Planning Commission recommended approval of the master plan for the following reasons:

- "Front Patio Spaces" address impacts from adjacent self-storage facility by eliminating back yards that would have abutted the two-story storage building. The proposed project considers land use compatibility with residential and commercial neighbors by locating the private open space areas in the front yards. The enclosed front patios eliminate concerns with the private open space abutting the two-story self-storage buildings and by being adjacent to the entry drive; the front yards create a sense of community.
- Overall architectural design promotes excellence and compatibility. Planning Commission considered the contemporary architecture of the loft-style project. The concrete/steel construction, metal roofing, aluminum surfaces reinforce the urban village concept. While the project lacks physically-articulated walls, Planning Commission believed that the varied surface materials and balconies resulted in a well-designed residential project.
- Proposed parking meets City standards. The proposed project provides 28 parking spaces in two-car garages and 22 open parking spaces, for a total of 50 parking spaces.
- Minor Modification MM-06-36 for 8-foot noise wall will result in conformance with City's Noise Ordinance. An 8-foot high sound wall is required to reduce noise levels to comply with the City's Noise Ordinance. Planning Commission recommended approval of minor modification for the 8-foot high sound wall (maximum 6-foot high allowed) for noise attenuation purposes.

Variances from Open Space

The project includes a variance from open space requirements (42 percent required, 35 percent proposed). Planning Commission supported approval of the variance for the following reasons:

- 1) *Unusual shape of newly-created flag lot exhibits unique physical conditions required for variance approval.* Development potential on the flag lot will be limited unless special considerations are made due to the unusual lot shape and fire access requirements.
- 2) *Compliance with fire access requirements limited available open space.* Due to the unusual 300-foot depth of the lot, the Fire Department required a hammer-head turn around **and** a 20-foot wide driveway for fire apparatus access. These fire access requirements result in not meeting the open space requirements. However, Commission believed that a hybrid combination of living plants and solid materials called "Grasscrete" offsets the loss of landscaping.
- 3) *Compliance with the goals of the Newport Boulevard Specific Plan is a consideration for variance approval.* The proposed project complies with the Specific Plan goals by converting a marginal commercial property into a condominium development.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

ALTERNATIVES CONSIDERED

City Council has the following alternatives:

1. *Approve rezone and planning application.* Pursuant to the Planning Commission's recommendation, this action would allow 14 new townhomes for homeownership at 2460/2472 Newport Boulevard in conformance with the City's General Plan and Newport Boulevard Specific Plan. The project meets the Specific Plan objective to encourage the conversion of existing marginal or vacant commercial properties to residential where feasible.
2. *Deny rezone and planning application.* No residential development could occur on the project site. The existing zoning would allow continuation of the existing office and storage uses, or future redevelopment of the site to other permitted office or retail uses.

LEGAL ANALYSIS

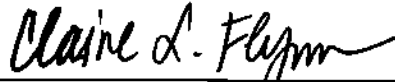
The City Attorney's office has approved the draft ordinance and resolution as to form.

CONCLUSION

The "Lofts at Newport Mesa" project would contribute 14 townhomes to the City's housing stock, thereby becoming the second residential property in ten years within the Newport Boulevard Specific Plan. This condominium project provides a good opportunity to convert a marginal commercial property, to increase homeownership opportunities in Costa Mesa, and ultimately to stimulate other improvements in the Newport Boulevard Specific Plan area.



REBECCA ROBBINS
Assistant Planner



CLAIRE L. FLYNN, AICP
Senior Planner



DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

- Attachments:
1. Vicinity Map
 2. Site Photos
 3. Ordinance
 4. Resolution
 5. PC Meeting Minutes of 1/22/07
 6. PC Staff Report and Resolution of 1/22/07
 7. Site Plan/Elevations/Floor Plans

Distribution:

- City Manager
- Asst. City Manager
- City Attorney
- City Clerk
- Public Svcs. Director
- Staff (4)
- File (2)

Johnny Lu
Three Lads Development, LLC
1992 Rosemary Place
Costa Mesa, CA 92627

Shawn Chang
Three Lads Development, LLC
1992 Rosemary Place
Costa Mesa, CA 92627

File: 022007R0604PA0652

Date: 020807

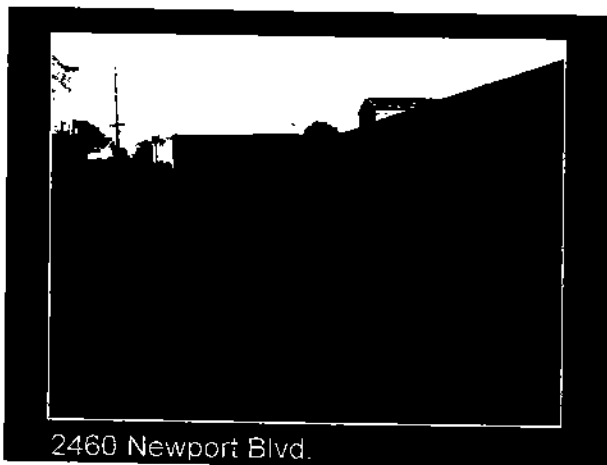
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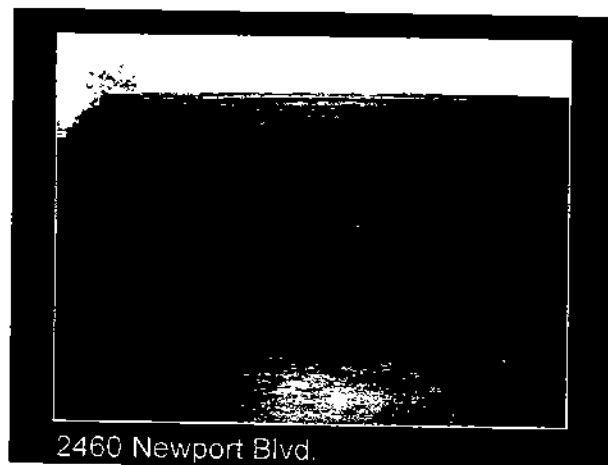
Vicinity Map – 2460/2472 Newport Blvd.
Attachment 1

ATTACHMENT 2

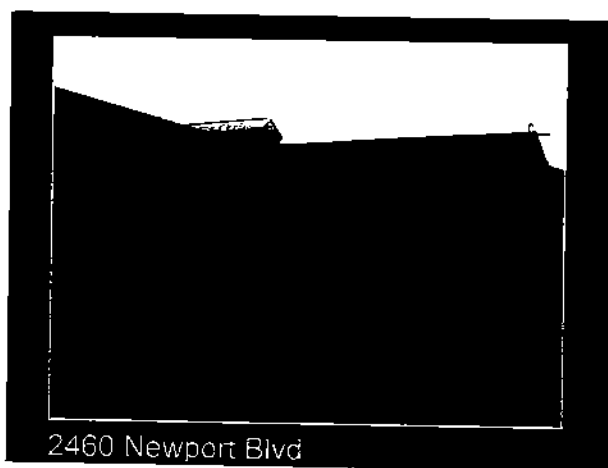
Site Photos



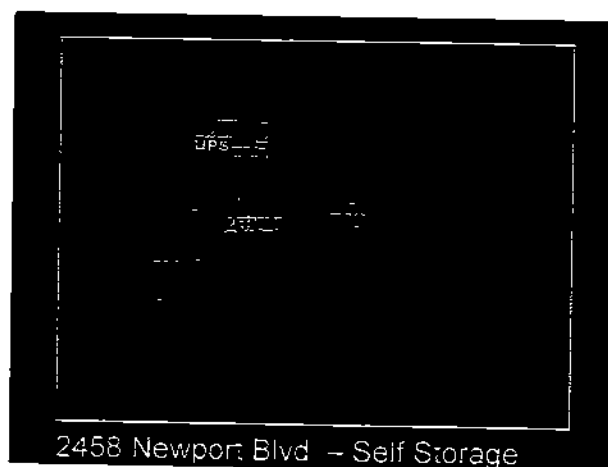
2460 Newport Blvd.



2460 Newport Blvd.



2460 Newport Blvd



2458 Newport Blvd – Self Storage



2480 Newport Blvd. – Mesa Performance Auto Detailing



2470 Newport Blvd. – Beach Autosound



2450 Newport Blvd. – 96 Unit Apartment Complex



2436 Newport Blvd. – New R2-MD development

ATTACHMENT 3

Ordinance

ORDINANCE NO. 07-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, REZONING A 0.91 ACRE PROPERTY FROM C1 (LOCAL BUSINESS DISTRICT) TO PLANNED DEVELOPMENT RESIDENTIAL HIGH DENSITY (PDR-HD) FOR PROPERTY LOCATED AT 2460/2472 NEWPORT BOULEVARD

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, the proposed Rezone R-06-04 is consistent with the General Plan, Zoning Code, and Newport Boulevard Specific Plan adopted in 1996. The rezone of the property from C1 to PDR-HD will meet the central objectives of the Newport Boulevard Specific Plan to allow a complementary mix of residential and commercial zoning along Newport Boulevard, unlike any other land use designation in the General Plan. Furthermore, the PDR-HD zoning is within the density limits of 17.4 units per acre allowed in the Newport Boulevard Specific Plan. The rezone to PDR-HD would result in a significant reduction in traffic compared to the maximum allowable commercial development in the current C1 designation;

WHEREAS, Rezone R-06-04 included an analysis of the interface and compatibility between residential and adjacent nonresidential uses which resulted in requirements for an 8-foot perimeter block wall and relocation of private open spaces areas in the central areas of the property.

WHEREAS, Rezone R-06-04 also included a variance from the minimum one-acre lot size required in the PDR-HD zone (one-acre required, 0.91-acre proposed). The combination of 2460 and 2472 Newport Boulevard properties results in a flag-shaped lot that would eliminate the need for an access easement and provide an opportunity for residential development on an odd-shaped property. The unusual shape of the newly-created flag lot exhibits unique physical conditions required for variance approval. Development potential on the flag lot will be limited, and would exclude ownership residential development as encouraged by the Newport Boulevard Specific Plan, unless special considerations are made due to the unusual shape and size of the lot.

SECTION 1. REZONE PETITION. The City of Costa Mesa Official Zoning Map is hereby amended as follows:

a. There are hereby placed and included in the Planned Development Residential-High Density (PDR-HD) zoning district 0.91 acre, identified as Assessor Parcel Numbers 439-281-13 and 439-281-16, and as described in attached Exhibit 1, situated in the City of Costa Mesa, County of Orange, State of California.

b. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in subsection a hereof and in the respective exhibit. A copy of the Official Zoning Map is on file in the office of the Planning Division.

SECTION 2. ENVIRONMENTAL DETERMINATION. The proposed rezone was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development.

SECTION 3. INCONSISTENCIES. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

SECTION 4. SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 5. PUBLICATION. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and, prior to the expiration of fifteen (15) days from its passage, shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk

a certified copy of this Ordinance together with the names of the members of the City Council voting for and against the same.

PASSED AND ADOPTED this _____ day of _____ 2007.

Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

City Clerk of the City of Costa Mesa

City Attorney

STATE OF CALIFORNIA))ss
COUNTY OF ORANGE)

I, JULIE FOLCIK, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above foregoing Ordinance No. 07-___ as introduced and considered section by section at a regular meeting of said City Council held on the ___ day of ___, 2007, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the ___ day of ___, 2007, by the following roll call vote:

AYES:

NOES:

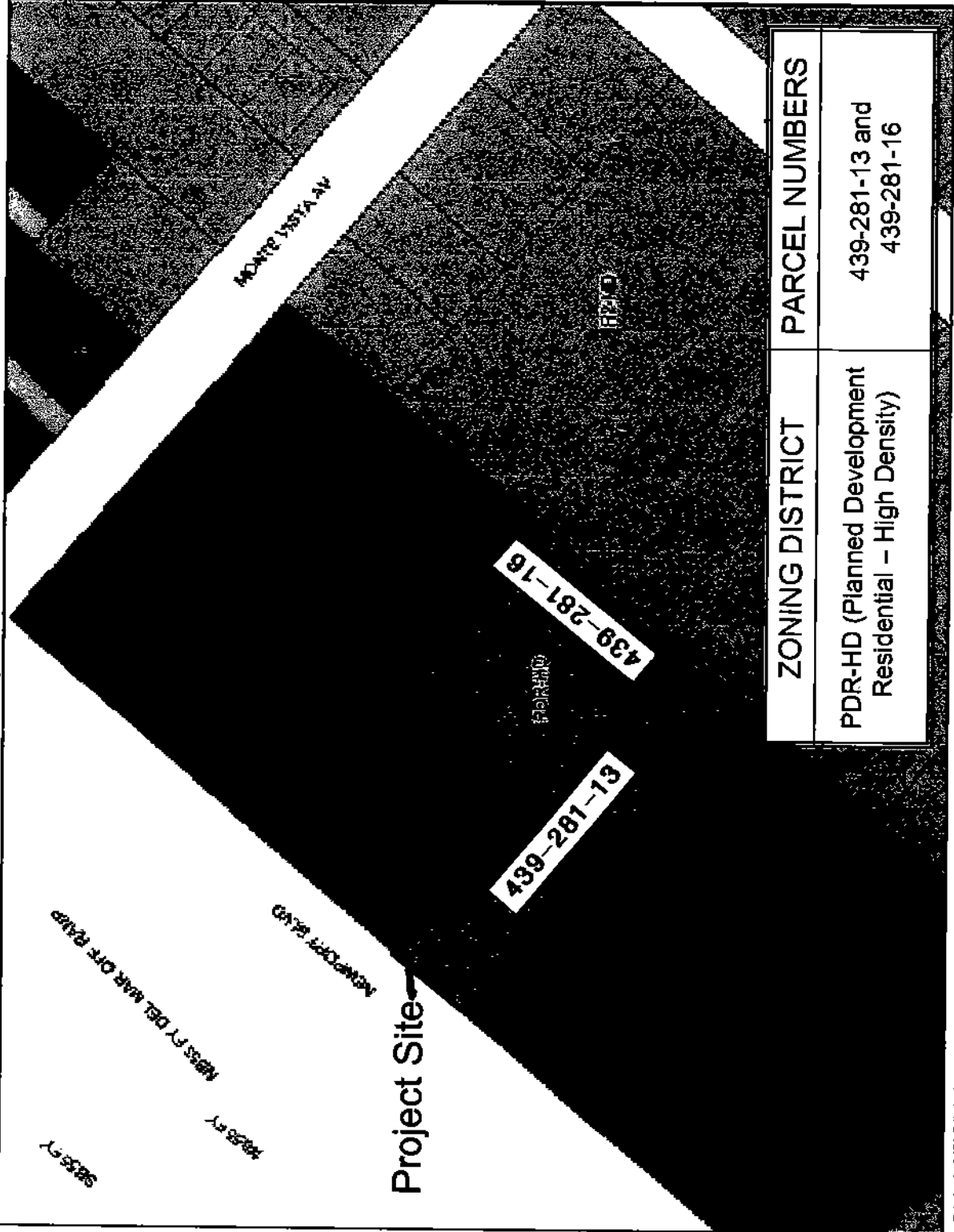
ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ____ day of _____, 2007.

City Clerk,
City Council of the City of Costa Mesa

2460/2472 Newport Boulevard

Proposed Zone



ZONING DISTRICT	PARCEL NUMBERS
PDR-HD (Planned Development Residential - High Density)	439-281-13 and 439-281-16

Legend

- Street Names
- Parcel Lines
- City Boundary
- Zoning
 - AP
 - C1
 - C1-B
 - C2
 - CL
 - IAH
 - IAH-S
 - MG
 - MP
 - F
 - PDC
 - PDI
 - PDR-HD
 - PDR-LD
 - PDR-MD
 - PDR-MCM
 - R1
 - R2-HD
 - R2-MD
 - R3
 - TC
 - Parcels



Powered By GeoSource.net

EXHIBIT I

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ATTACHMENT 4

Council Resolution

RESOLUTION NO. 07-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-52, INCLUDING MASTER PLAN, A
VARIANCE FROM OPEN SPACE REQUIREMENTS AND
A MINOR MODIFICATION MM-06-36 FOR AN 8-FOOT
TALL PERIMETER BLOCK WALL AT 2460/2472
NEWPORT BOULEVARD**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Johnny Lu, of, authorized agent for T4 Development Company, for Planning Application PA-06-52 with respect to the real property located at 2460/2472 Newport Boulevard;

WHEREAS, the proposed project involves the following: A Master Plan for a 14-unit residential common interest development, including a variance from open space requirements (42% required, approximately 35% proposed) and Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 22, 2007 and by the City Council on February 20, 2007 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the Planning Commission adopted Resolution No. PC-07-07 recommending that City Council take the following actions: (a) Give first reading to Ordinance for Rezone R-06-04, and (b) approve Planning Application PA-06-52, including master plan, variances from open space requirements and minimum lot size, and minor modification MM-06-36;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT FURTHER RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the City Council **HEREBY APPROVES** the following: (1) Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development, including a variance for open space requirements (42% required, approximately 35% proposed) and Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

BE IT FURTHER RESOLVED that the City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-06-52 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B." Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, this Resolution, and any recommendation for approval herein contained, shall be deemed null and void;

BE IT FURTHER RESOLVED that the City Council finds and determines that the approval of Planning Application PA-06-52 is expressly predicated on Rezone R-06-04 becoming final and effective.

PASSED AND ADOPTED this 20th day of February 2007.

ALLAN MANSOOR
Mayor, City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

City Clerk of the
City of Costa Mesa

City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF COSTA MESA)

I, Julie Folcik, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. __ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the __ day of _____, 2007.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this __ day of _____, 2007.

City Clerk and ex-officio Clerk of the City Council of
the City of Costa Mesa

EXHIBIT "A"**FINDINGS**

- A. The proposed master plan for a residential common interest development project and related improvements provide for residential home ownership and are in conformance with the goals, policies, and objectives of the Costa Mesa General Plan, provisions of the Zoning Code, and Newport Boulevard Specific Plan. Specifically, the master plan is in conformance with the broader goals of the General Plan and Newport Boulevard Specific Plan for a multi-family residential condominium project and exhibits excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. Lot consolidation is a goal of the Specific Plan. In addition, the siting of front yard patios along Building Complex A place landscaping and passive recreation areas in central, visible locations of the development and thereby eliminate impacts that would have been associated with rear yards abutting a two-story self-storage facility located on the property line. While the proposed master plan does not strictly conform to recommended lot size and width requirements of the Specific Plan, the Specific Plan allows variations from these guidelines based on the merits of the proposed project. Overall the proposed master plan represents a desirable product type in conformance with the Newport Boulevard Specific Plan.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
 - a. The proposed development and use is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the proposed high-density residential development will replace an existing commercial development. New 8-foot tall perimeter block walls will provide noise attenuation and privacy from the adjacent commercial properties.

 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. The project shall provide a standard residential drive approach from Newport Boulevard that shall be ungated to avoid vehicle queuing from the public street.

 - c. The planning application is for a project-specific case and does not establish a precedent for future development.

 - d. The cumulative effects of Rezone R-06-04, Planning Application PA-06-52, and Minor Modification MM-06-36 have been considered.

- C. The project meets the purpose and intent of the Residential Design Guidelines which are intended to promote design excellence in new residential construction, with consideration given to compatibility with the established residential community. First, although the proposed units exceed the 80 percent second floor to first floor ratio recommended in the City's Residential Design Guidelines, the building massing will be primarily visible from within the development. Second, architectural treatments provide visual enhancements in the place of physically articulated wall planes. Third, the project does not feature a 10-foot average side setback along the development property lines, however, architectural treatments and other vertical/horizontal plane breaks achieve the intent of this guideline. In

addition, enhanced architectural treatment is provided for Unit A of Building Complex A, which is visible from Newport Boulevard. This project is considered similar in scale and design with the desired residential development along Newport Boulevard.

- D. The unusual shape of the newly-created flag lot exhibits unique physical conditions required for variance approval. The combination of 2460 and 2472 Newport Boulevard properties results in a flag-shaped lot that would eliminate the need for an access easement and provide an opportunity for residential development on an odd-shaped property. Development potential on the flag lot will be limited, and would exclude ownership residential development as encouraged by the Newport Boulevard Specific Plan, unless special considerations are made. Therefore, the unusual shape and the constraints imposed by Fire access requirements limit the available open space, and these are justifications for variance approval from Code-required open space.
- E. The long-term vision of the Newport Boulevard Specific Plan is to encourage viable commercial businesses to continue to prosper and to encourage marginal uses to redevelop. The strict application of code requirements for minimum lot size and open space would discourage redevelopment and thereby deprive the property owner of special privileges afforded to other standard-sized properties in the Specific Plan. Strict adherence of these code requirements may preclude and discourage future applications in the Specific Plan area, and this would conflict with the plan vision. The variance requests are considered reasonable and would result in implementation of a residential ownership project supportive of the Specific Plan vision.
- F. The minor modification for an 8-foot high block wall will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project. The block wall is to provide noise attenuation and privacy from the adjacent commercial properties and is compatible with the design of the development. The 8-foot high block wall is expected to provide noise attenuation in conformance with the City's Noise Ordinance and these interior and exterior noise standards shall be verified by a noise study prior to issuance of building permits.
- F. In accordance with State Law, the project has been reviewed for compliance with the California Environmental Quality Act and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development. Thus, the evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on the environment.
- G. The proposed project complies with minimum requirements for fire apparatus access through the provision of a hammerhead configuration for adequate turnaround of fire apparatus and a 20-foot wide driveable area with grasscrete surfaces to support a 68,000 pound fire truck. Due to the 300-foot depth of the lot, the challenges associated with fire access may be minimized by the installation of residential sprinkler systems for all 14 dwelling units.
- H. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- I. The future subdivision for condominium purposes and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights- of-way and/or easements within the tract. The subdivision map

application shall be processed and approved by the City prior to issuance of building permits to ensure compliance with the Subdivision Map Act requirements and provision of ownership dwelling units.

- J. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 2. The approval of PA-06-52 and MM-06-36 is contingent upon City Council's final approval of the Rezone R-06-04 and shall not become effective until all other discretionary approvals are final and become effective.
 3. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 4. The conditions of approval or code provisions of Planning Application PA-06-52/MM-06-36 shall be blueprinted on the face of the site plan as part of the plan check submittal package. The project shall comply with these requirements.
 5. All residential units shall be "for sale" units. The site shall not be developed for apartments or other non owner-occupied units. Prior to issuance of building plans for plancheck, applicant must submit a subdivision application for processing. The subdivision map must be final and recorded prior to issuance of building permits.
 6. Street addresses shall be displayed on the front of each unit and on a complex identification sign visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
 7. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. No cross lot drainage to adjacent properties shall be allowed.
 8. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The entry/exit drive of the private street shall be made of stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
 9. The site plan submitted with initial working drawings shall contain a notation specifying that the project is a "one-lot airspace common interest development" and shall specify the ultimate interior property lines.

10. The "hourglass" configuration of the driveway between Building Complex B and C shall be removed to restore the driveway width to a minimum 20-foot wide driveway.
11. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
12. Prior to issuance of building permits, applicant shall submit an acoustical study completed by a qualified acoustical engineer to verify the minimum height requirements for a sound wall or minimum building construction standards to comply with the City's Noise Ordinance for interior and exterior areas of the residential development.
13. Prior to issuance of certificate of occupancy, the applicant shall construct a 8-foot tall decorative block/sound wall around the perimeter of the project site, excluding the side property line abutting the self-storage facility. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
14. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
15. Enhanced architectural treatment shall be provided to the satisfaction of the Development Services Director for Unit A facing Newport Boulevard. Building plans submitted for plancheck shall include additional treatment for Unit A.
16. The landscape plan shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. The landscape plan shall also show decorative treatment (i.e. turf block, brick, aggregated) within the private driveway. The landscape plan shall be approved prior to issuance of building permits.
17. If the project is constructed in phases, the decorative perimeter block/noise wall, landscaping within the street setback areas, and irrigation shall be installed prior to the release of utilities for the first phase.
18. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
19. The design, construction, and materials contained in the grasscrete area along the private drive and the hammerhead shall be reviewed and approved by the City's Planning Division and Fire Chief to ensure that the grasscrete supports 68,000 pound fire truck. In addition, a minimum 2' x 2' sized sign indicating "NO PARKING ANYTIME" or other identifier as deemed appropriate by the Planning Division shall be placed in the grasscrete area around the hammerhead.
20. Applicant shall submit floor plans for all models, including reverse plan models, with the working drawings for plan check.
21. There shall be minimal nighttime lighting, primarily security purposes, of the common areas. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of the nearby residences abutting the project site.
22. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
23. All backflow prevention devices, transformers, and other utility or ground-

- mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff. The applicant shall show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.) on the initial working plans.
24. The project site shall be graded in a manner to eliminate the necessity of retaining walls within the project site to the maximum extent feasible. This condition excludes the proposed perimeter retaining walls along the development lot lines.
 25. Prior to submittal of working plans for plan check, applicant shall submit a written determination from the Sanitary District and/or any contract trash collection service that on-site trash collection service can be provided to each individual dwelling unit.
 26. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 27. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The CC&Rs shall contain provisions that effectively implement the following parking-related requirements: (1) require that the homeowner's association (HOA) require homeowners to maintain a 20' x 20' unobstructed area in their enclosed garages to allow parking of two vehicles instead of any other purpose (e.g. storage) and (2) require that the HOA contract with a towing service to enforce the parking regulations. Any subsequent revisions to the CC&Rs related to these parking provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.
 28. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
 29. Garages for individuals units shall be equipped with automatic garage door openers and roll-up garage doors.
 30. Final tract map shall be approved and recorded prior to issuance of building permits.
 - Trans. 31. Applicant shall close unused drive approach(es) with curb and gutter.
 32. The residential driveway approach shall be constructed to suit approved entry design to the satisfaction of the Transportation Manager. Drive aisles, parking stall configurations, and turning radius must comply with the City's parking design standards.
 33. Vehicle Entry/Security gates shall be prohibited unless an acceptable security gate plan is approved by the Transportation Manager.
 - Eng. 34. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
 35. Submit subdivision application and comply with conditions of approval and code requirements.
 36. Applicant shall contact the Engineering Division in advance of submission of

- the subdivision map to discuss requirements for on-site retention of stormwater flows.
- Fire 37. Landscape and river rock area within fire access and hammer-head turn around shall be designed, constructed, and maintained to support Costa Mesa Fire Department apparatus (68,000 lbs). A letter or statement, wet-stamped and signed by a registered civil engineer, shall be provided on the plans certifying that the roadway meets these requirements.
38. Overhangs, eaves, awnings, etc. shall not encroach into the fire access area along the driveway.
39. Provide Residential Fire Sprinklers per NFPA Standard 13R for all dwelling units and a fire hydrant.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. Approval of the planning application is valid for one (1) year and will expire at the end of the period unless building permits are obtained and construction commences, or the applicant applies for and is granted an extension of time.
 2. Approval of the tentative tract map shall be required prior to issuance of permits. Within this time period, map shall be recorded unless applicant applies for and is granted an extension of time by the Costa Mesa Planning Commission.
 3. Proof of recordation of the final tract map shall be submitted prior to final building inspections.
 4. Included in the required CC&Rs shall be a provision that will permit the installation of solar heating systems, subject to applicable zoning district requirements, the Uniform Building Code, and associated ordinances, and reasonable architectural review by the project's homeowner's association/architectural review committee.
 5. The CC&Rs shall include a provision as to use and maintenance of all guest parking driveways and common open space.
 6. CC&Rs and articles of incorporation and bylaws for the homeowners' association shall be reviewed and approved by both the Planning Division and the Department of Real Estate (DRE) prior to recordation. CC&Rs shall include provisions as required in Costa Mesa Municipal Code section 13-41, as well as applicable conditions of approval and code requirements. The applicant shall provide the Planning Division proof of review and approval of the CC&Rs by the DRE prior to recordation. A copy of the recorded CC&Rs shall be submitted to the Planning Division prior to the release of utilities for the units.
 7. The CC&Rs shall include a provision as to the use and maintenance of all guest parking spaces, driveways, and common open spaces.
 8. The CC&Rs shall include a provision prohibiting trash collection within the public right-of-way, limiting each dwelling unit to a maximum of two (2) trash containers, and delineating where trash containers may be stored to ensure adequate screening from on- and off-site areas and to prevent interference with the required vehicle storage area.
 9. A minimum 10-foot by 20-foot clear interior dimension shall be provided for all single-width garages and a minimum 20-foot by 20-foot clear interior dimension shall be provided for all double-width garages.
 10. Development shall comply with all requirements of Section 13-32 and Chapter V, Article 2, of Title 13 of the Costa Mesa Municipal Code relating to development standards for residential projects and common interest developments.
 11. Minimum garage door widths shall be 8 feet for single-width garages and 16 feet for double-width garages.
 12. Open parking stalls shall be double-striped in accordance with City Standards.
 13. The paving under covered parking spaces shall be Portland Cement Concrete (PCC).
 14. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete (PCC) curbing.

15. All on-site utility services shall be installed underground.
16. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
17. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
18. Two (2) sets of landscape and irrigation plans, approved by both the water agency **and** the Planning Division, shall be attached to two of the final building plan sets.
19. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Engineering Division, (949) 631-1291.
20. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
21. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and final releases will not be granted until all such licenses have been obtained.
- Bldg. 22. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
23. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations."
24. Prior to or concurrent with the submittal of plans for building plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Storm Water Pollution Prevention Plan (if over 5 acres) and a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).
25. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
 - a. Moisten soil prior to grading.
 - b. Water exposed surfaces at least twice a day under calm conditions

and as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.

- c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
 - d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
 - f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
 - g. Cease grading during periods when winds exceed 25 miles per hour.
 - h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
26. The proposed project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans:
- Solar or low emission water heaters shall be used with combined space/water heater units.
 - Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
 - Buildings shall be oriented north/south where feasible.
27. Applicant shall obtain approval of a tentative tract map prior to issuance of building permits.
28. The applicant shall design the project so that each proposed lot shall drain to the future common lot. Cross lot drainage shall not be permitted.
- Trans. 29. Residential driveway approaches and parking areas shall be constructed in compliance with City standards.
30. Any unused or demolished driveway approaches shall be restored with full height curb and gutter.
31. Fulfill mitigation of off-site traffic impacts at the time of issuance of building permit by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated based upon the average daily trip generation rate of 9.57 trip ends per total square footage for the proposed project and includes a credit for any previously existing use. At the current rate, the traffic impact fee is estimated at \$1,000.00.
32. Construct residential drive approach at location submitted on site plan. Comply with minimum clearance requirements from property lines and any vertical obstructions.
33. Relocate all affected utilities and parkway trees in public right-of-way to accommodate new drive approaches.
34. Applicant/applicant is hereby advised that **no tree removal** from the public right-of-way will be permitted without specific approval from the Parks and Recreation commission and compliance with conditions of approval/mitigation measures as determined by the Commission to relocate the trees and/or compensate the City for the loss of trees from the public right-of-way. The approval process may take up to three months; therefore,

- the applicant is advised to identify all trees affected by the proposed project and make timely application to the Commission to avoid any delays.
- | | | |
|-----------------|-----|---|
| | 35. | Construct residential drive approach at location submitted on site plan. Comply with minimum clearance requirements from property lines and any vertical obstructions. |
| Fire | 36. | Provide approved smoke detectors to be installed in accordance with the 2005 Edition of the Uniform Fire Code. |
| | 37. | Provide individual numeric signage for proposed residences with minimum 6" height. |
| | 38. | Provide (1) Fire Hydrant per plan. |
| Parks/
Pkwys | 39. | Applicant is advised that removal of existing trees within the public right-of-way shall not be permitted without approval from the Parks and Recreation Commission, and compliance with any applicable requirements or conditions as determined by the Parks and Recreation Commission. If any existing trees within the public right-of-way are proposed to be removed, approval by the Parks and Recreation Commission shall be required prior to the issuance of any permits. |
| | 40. | Park fees for the proposed development shall be remitted prior to approval of the final map. |
| | 41. | Street trees along the landscape frontage shall meet with the approval of the Parks and Parkways Division, if required. |

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- | | | |
|--------|----|--|
| Sani | 1. | Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District. |
| | 2. | County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307. |
| | 3. | Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check. |
| | 4. | The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released. |
| | 5. | Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement. |
| | 6. | Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | 7. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district. |
| School | 8. | Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| State | 9. | Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |

ATTACHMENT 5

PC Meeting Minutes of 1/22/2007

3. Planning Application PA-06-52/Rezone R-06-04, for T4 Associates, LLC, for the following: (1) Rezone of subject property from C1 (Local Business District) to PDR-HD (Planned Development Residential - High Density); (2) Master Plan to construct a 14-unit, 2-story, attached multi-family residential condominium development; (3) variances from open space requirements (42% required, approximately 35% proposed) and from minimum lot area (1 acre required, .90 acre proposed); and (4) a minor modification for an 8-foot high block wall (6-foot maximum allowed), for property located at 2460-2472 Newport Boulevard, in the Newport Boulevard Specific Plan area and a C1 zone. Environmental determination: exempt.

Assistant Planner Rebecca Robbins and Senior Planner Claire Flynn gave a presentation on the proposed project including the variances and the minor modification.

Johnny Lu, applicant, Costa Mesa, was in agreement with the conditions and gave a presentation.

Thomas McKory, Costa Mesa, former owner of property, stated his support for the project.

MOTION: Recommend to City Council that they give first reading to the ordinance to change the zoning classification of the subject property from Local Business District (C1) to Planned Development Residential - High Density (PDR-HD) as shown in Exhibit "A", and recommended approval of Planning Application PA-06-52 for a master plan for a 14-unit residential common interest development with variances from open space and minimum lot area requirements with a minor modification to allow an 8-foot high block wall, based on the evidence in the record and findings contained in Exhibit "B", with the following wording added to the end of the first sentence of Exhibit "B", Finding E., "and the constraints imposed by Fire access requirements limit the available open space," subject to conditions contained in Exhibit "C".

Moved by Commissioner James Fisler, seconded by Commissioner Eleanor Egan.

During discussion on the motion, Commissioner Egan requested the modification of Exhibit "B", Finding E.

During discussion on the motion, the Chair expressed his concerns with approving variances and creating flag lots, but gave his support for the motion.

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and Commissioner James Fisler

Noes: None.

Absent: None.



PLANNING COMMISSION AGENDA REPORT

VII. 3

MEETING DATE: JANUARY 22, 2007

ITEM NUMBER

SUBJECT: REZONE R-06-04 AND PLANNING APPLICATION PA-06-52, INCLUDING MASTER PLAN, VARIANCES, AND MINOR MODIFICATION MM-06-36 FOR PROPERTY LOCATED AT 2460/2472 NEWPORT BOULEVARD

DATE: JANUARY 10, 2007

**FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
(714) 754-5278**

DESCRIPTION

The proposed project consists of the following:

1. *Rezone* of subject property from C1 (Local Business District) to PDR-HD (Planned Development Residential - High Density).
2. *Master Plan* to construct "The Lofts at Newport Mesa" project: a 14-unit, two-story, attached multi-family residential condominium development.
3. *Variances* from open space requirements (42% required, 35% proposed) and from minimum lot area required in a planned development zone (one acre required; 0.91 proposed).
4. *Minor Modification* MM-06-36 for an 8-foot block wall (maximum 6-foot height allowed).

APPLICANT

Johnny Lu of T4, LLC is the authorized agent.

RECOMMENDATION

Recommend the following actions to City Council: (1) give first reading to the ordinance for Rezone R-06-04; (2) approve Planning Application PA-06-52, including master plan and variances, and (3) Minor Modification MM-06-36, by adoption of attached resolution.

REBECCA ROBBINS
Assistant Planner

CLAIRE L. FLYNN, AICP
Senior Planner

R. MICHAEL ROBINSON, AICP
Asst. Dev. Svcs. Director

PLANNING APPLICATION SUMMARY

Location: 246/2472 Newport Blvd. Application Number: PA-06-52/R-06-04/MM-06-36

Request: (1) Rezone R-06-04; (2) Planning Application PA-06-52, including master plan for 14-unit common interest development, variances from open space and minimum lot size, and (3) Minor Modification MM-06-36 for 8-foot block wall

SUBJECT PROPERTY:

Zone: PDR-HD

General Plan: Commercial Residential

Lot Dimensions: Flag lot - irregular

Lot Area: 39,600 sq. ft.

Existing Development: 3 commercial buildings (vacant)

SURROUNDING PROPERTY:

North: Commercial - Car Audio

South: Commercial - Self-storage

East: Multi-family Residential

West: Newport Boulevard

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Development Lot)	NA	Over 100 ft.
Lot Area (Development Lot)	1 acre (43,560 sq. ft.)	.91 acres (39,600 sq. ft.) ¹
Lot Frontage	120 feet*	86 feet
Density:		
Zone - PDR-HD	Maximum 17.4 units per acre* 15 townhomes 1 du/2,500 sq. ft.	15 dwelling units per acre 14 townhomes 1 du/2,928 sq. ft.
General Plan - Commercial Residential	1 du/2,500 sq. ft.	1 du/2,928 sq. ft.
Building Coverage (Development Lot):		
Buildings	22,968 sq.ft.	14,077 sq. ft. (35%)
Paving		11,577 sq. ft. (29%)
OPEN SPACE	Minimum 42% of total site area Min. 16,632 sq. ft.	13,948 sq. ft. (35%) Open Space ²
TOTAL		39,600 sq.ft. (100%)
Building Height	4 stories	2 stories/27 ft.
Chimney Height	NA	29 ft.
2 nd Floor% of 1 st Floor	80%**	Building Complex A (Units A-E) =104% Building Complex B (Units F-K) =98% Building Complex C (Units L-P) =102%
Building Setbacks/Perimeter Open Space		
Front (Newport Blvd)	20 ft.	20 ft.
Side (left/right)	NA	5 ft./5 ft.
Rear (Multi-Family Residential)	NA	20 ft.
Private Open Space	Minimum 10' x 10'	Minimum 10' x 10'
Parking:		
Covered	14	28
Open	36	22
TOTAL	50	50
Back-up Distance for Vehicles	25 ft.	25 ft.
Block Wall Height	6 feet	8 feet ³
Driveway Width:	16 ft.	16 ft.

*Newport Blvd. Specific Plan standards; ** Residential Design Guidelines

¹Variance from minimum one-acre lot sized required; ²Variance from 42% open space required; ³Minor Modification for block wall height

NA = Not Applicable

Final Action Planning Commission
CEQA Review Exempt, Class 32, Infill Development

BACKGROUND

In July, 1996, City Council adopted the Newport Boulevard Specific Plan. The Newport Boulevard Specific Plan sets forth a comprehensive list of development policies and standards, incentives and implementation programs to ensure the long-term viability of the Newport Boulevard business district. The intent of the plan is to encourage viable commercial uses to continue and prosper as well as to provide marginal uses adequate incentives to redevelop or transition to residential uses.

The Commercial-Residential land use designation in the Newport Boulevard Specific Plan area allows properties to be rezoned for compatible residential development. Rezoning properties to residential is intended to revitalize this area and stimulate redevelopment. In addition, General Plan Policy HOU-3.1 encourages the conversion of existing marginal or vacant commercial properties to residential where feasible.

On July 6, 2004, City Council rezoned property located at 2436 Newport Boulevard (south of the project site) from C1 to R2-MD. This project represented the first residential development in the Newport Boulevard Specific Plan area. This project (currently under construction) is located three lots southwest of the project site. The 2436 Newport Boulevard project involved the following: (1) Design Review PA-05-19 for a nine-unit single-family detached common interest development; (2) Vesting Tentative Tract Map VT-16883 for the subdivision of the site into 9 numbered lots and one lettered lot; (3) minor modification for 8-foot high perimeter block wall.

ANALYSIS

Project Location

The project site consists of two parcels (total .91 acres) located at 2460/2472 Newport Boulevard. The project site is located in the Newport Boulevard Specific Plan area, which encompasses the east side of Newport Boulevard between 19th Street and Mesa Drive. The General Plan land use designation is Commercial-Residential, and the zoning is C1 (Local Business District).

Each of the project requests is discussed below.

Rezone R-06-04

The proposed project involves a rezone of the property from Local Business District (C1) to Planned Development Residential - High Density (PDR-HD). The PDR-HD zoning is a compatible zoning district with the Commercial-Residential General Plan designation.

Following are justifications for approval of the rezone request:

- 1) Rezone of property would result in significant traffic reduction compared to General Plan conditions. The proposed project would result in a significant reduction (91

percent) in average daily trips compared to the maximum commercial development allowed in the General Plan, as shown in the table below.

Table A – Trip Generation Analysis

	ZONING	DEVELOPMENT	AM PEAK HOUR	PM PEAK HOUR	ANTICIPATED AVERAGE DAILY TRIPS
EXISTING GENERAL PLAN	C1	15,840 SQ. FT. (max 0.40 FAR)	25	99	1076
PROPOSED PDR-HD ZONE	PDR-HD	15 DWELLING UNITS (max 17.4 units per acre)	8	10	108
EXISTING USES	Local Business (C1)	6,760 sq. ft.	10	42	455
PROPOSED PROJECT	PDR-HD	14 DWELLING UNITS (15 du/fac)	7	9	94

The rezone of the property from commercial to residential use would result in an overall trip reduction of 91 percent compared to General Plan build out conditions. The maximum build out potential for low-traffic generating uses (i.e. commercial uses) would be a 15,840 sq. ft. office building with a projected trip generation of 1,076 ADT. Compared to the maximum buildout potential of 14 dwelling units in the PDR-HD zone, the average daily trips would decrease from 1,076 ADT to approximately 94 ADT (ninety-one percent).

- 2) Rezone request complies with Newport Boulevard Specific Plan, Zoning Code, and General Plan. The Newport Boulevard Specific Plan allows approved residential ownership projects to contain a maximum density of 17.4 dwelling units per acre (1/unit per 2,500 sq. ft.). This density criteria results in a maximum of 15 dwelling units allowed on the project site. The applicant is not seeking the maximum of 15 dwelling units. A 14-unit townhouse project is proposed.
- 3) Rezone allows redevelopment of project site for multi-family ownership housing. Staff believes the proposed multi-family residential development would be more appropriate for the site than a single-family detached product. While a small-lot subdivision has been approved at 2436 Newport Boulevard, just south of the project site, staff does not consider single-family development as a preferred option due to possible incompatibility with the existing commercial uses in this location along Newport Boulevard.

Rezoning the site to PDR-HD requires a variance from the minimum 1-acre lot size for Planned Development Residential zones. This aspect of the project is discussed in the following section.

Planning Application PA-06-52

Master Plan

Master plans are required for projects within the Planned Development Residential zones. This allows review of the structures' scale, location of windows, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project's compatibility and consistency with the surrounding area.

The proposed project is called "The Lofts at Newport Mesa." It involves a master plan for a 14-unit multi-family attached, common interest development. All on-site structures will be demolished.

The following analysis summarizes the master plan's consistency with the following: 1) Newport Boulevard Specific Plan, 2) Zoning requirements for the PDR-HD zone, and 3) Residential Design Guidelines.

- *"Front Patio Spaces" address impacts from adjacent self-storage facility by eliminating back yards that would have abutted the two-story storage building.* The proposed project requires consideration of land use compatibility with residential and commercial neighbors. The project features a unique planning concept in that actively-used yard areas have been created in the front yard in the form of front patios with a minimum 10' x 10' dimension. The placement of these enclosed patios in the front yard eliminate the concern with the private open space abutting the two-story self-storage buildings, the enclosed front patios adjacent to the entry drive create a sense of community, and the landscaping and open areas will be visible to all residents along the entry drive.
- *Overall architectural design promotes excellence and compatibility.* The loft-style project features contemporary architecture. The concrete/steel construction, metal roofing, aluminum surfaces reinforce the urban village concept. While the project lacks physically-articulated walls, varied surface materials and balconies result in a well-designed residential project.
- *Proposed parking meets City standards.* The proposed project provides 28 parking spaces in two-car garages and 22 open parking spaces, for a total of 50 parking spaces. Proposed parking is in accordance with the City's parking requirements.
- *Landscape Plan features plant palette consistent with City standards.* The Landscape Plan is generally consistent with the City's standards for multi-family residential development. The Landscape Plan proposes a palette consisting of: gold medallion trees, rocky mountain junipers, and Chinese fringe trees. Different types of shrubs are proposed as well as marathon turf grass. The landscaped street setback is consistent with the City's landscape standards.

- Master Plan shall include a noise wall to conform with City's Noise Ordinance. The Costa Mesa 2000 General Plan requires that sensitive uses be located outside a 65 Community Noise Equivalent Level (CNEL) noise contour. Traffic noise may not be greater than the 65 CNEL exterior noise standards and 45 CNEL interior noise standards. According to the 2000 General Plan, existing (Year 2000) and expected (Year 2020) noise contours along the project site range from 65 to 70 CNEL.

The primary source of noise is from traffic on the Costa Mesa Freeway and Newport Boulevard. The front half of the property is located in the 70 CNEL noise contour and the back half in the 65 CNEL noise contour. Given that the front half of the property is in the 70 CNEL noise contour, noise attenuation for a five decibel reduction would be required.

A noise study completed for the property at 2436 Newport Boulevard indicated that outdoor noise levels could be attenuated to a minimum of 65 dBA with an 8-foot sound wall. Therefore, the proposed project is conditioned to provide 8-foot perimeter sound walls. An acoustical study is required to be completed prior to issuance of building permits to verify appropriate heights of sound walls and compliance with interior noise standards.

Typical residential construction achieves an average of 12 decibels of outdoor-to-indoor noise reduction with windows open. With windows closed, the outdoor-to-indoor noise reduction increases to an average of 20 decibels. In order to assume that windows can remain closed, adequate mechanical ventilation must be provided. An 8-foot high sound wall and landscape berming shall be required to reduce noise levels to a minimum of 65 CNEL. Staff recommends approval of minor modification for the 8-foot high sound wall (maximum 6-foot high allowed) for noise attenuation purposes.

Variances from Minimum Lot Size and Open Space

The proposed project involves two variance requests:

- (1) Variance from minimum lot size requirement. Code requires a minimum one-acre sized lot in the PDR-HD zone. The project area is 39,600 sq.ft. in size and is therefore 3,960 square feet short of that requirement.
- (2) Variance from open space requirement. If the property were rezoned from C1 to PDR-HD, the Planned Development Residential zone requires a minimum 42 percent of open space. The proposed project includes 35 percent of open space.

Code Section 13-29(g)(1) allows approval of a variance where there are special circumstances unique to the project site, such as:

- The project site exhibits unique physical conditions of the project such as an unusual lot size, lot shape, topography, or similar features.

- Where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under identical zoning classification. Other factors (such as existing site improvements) may also be considered.

Staff supports approval of these variance requests for the following reasons:

- 1) Unusual shape of newly-created flag lot exhibits unique physical conditions required for variance approval. The project site involves consolidation of two marginal commercial properties. The parcel at 2472 Newport Boulevard is completely landlocked with an access easement through the automotive business property fronting Newport Boulevard. The combination of 2460 and 2472 Newport Boulevard properties results in a flag-shaped lot that would eliminate the need for an access easement and provide an opportunity for residential development on a odd-shaped property.

The lot size and dimensions do not meet the minimum 40,000 sq.ft. size and 120 foot street frontage recommended in the Specific Plan. Development potential on the flag lot will be limited unless special considerations are made. Therefore, staff considers the unusual shape, as well as the following discussion related to fire access, as a justification for approval of the variances from the minimum lot size and open space requirements.

- 2) Project complies with fire access requirements despite unusual lot width and depth. The flag lot will be 66 feet wide (at the narrowest point) and 300 feet deep. Given the unusually deep lot, the Fire Department required a hammer-head turn around and a 20-foot wide driveway for fire apparatus access; the zoning code only requires a 16-foot wide driveway. As a result, adherence to these requirements eliminated much of the area that would have been landscaping. The 42 percent open space requirement would likely be met if these fire access improvements were not mandated.

To alleviate this loss of landscaping, the applicant proposes a hybrid combination of living plants and solid materials called "Grasscrete." Grasscrete involves hardscape, live plant materials (no more than four inches tall), and dense river rock. The Grasscrete (3,466 sq.ft.) will be located along the hammerhead area and driveway to meet the fire access requirements and is considered open space (Landscaping Plan, Attachment X). The purpose of Grasscrete is two-fold. Grasscrete will visually provide the look of landscaping and also the functionality of a hard, driveable surface that could support a fire truck in emergency situations.

A condition of approval requires the Grasscrete to receive final approval of the Fire Chief to ensure that it be designed, constructed, and maintained to support Fire Department apparatus (68,000 lbs). Another condition of approval requires that larger, more mature trees (minimum 24-inch box trees) and shrubs

(minimum 5 gallon sizes) be installed throughout the property to create lush landscaping.

- 3) Strict application of zoning ordinance may discourage redevelopment in Specific Plan area and deprive property owner of similar privileges. The long-term vision of the Newport Boulevard Specific Plan is to encourage viable commercial businesses to continue to prosper and to encourage marginal uses to redevelop. The strict application of code requirements for minimum lot size and open space may discourage redevelopment, and thereby, deprive the property owner of the ability to redevelop this property in the same manner as other standard-sized properties in the Specific Plan.
- 4) Compliance with the goals of the Newport Boulevard Specific Plan is a consideration for variance approval. Lot consolidation and new ownership housing are primary goals of the Newport Boulevard Specific Plan. Furthermore, the Specific Plan indicates that development guidelines are not mandatory specifications and variations from such guidelines shall be based on the merits of a proposed project. Staff believes that the proposed project complies with these important Specific Plan goals and results in a housing development that is a significant improvement to the property's existing conditions.

Minor Modification MM-06-36

An 8-foot high perimeter wall will provide buffering from commercial neighbors. The commercial property at 2458 Newport Boulevard is located north of the project site and contains Beach Audio retail store and Performance Roofing offices. The Zoning Code requires that commercial properties abutting residential properties be set back twice the height of the commercial building. This setback distance is to provide adequate buffering of commercial uses from residential areas. The commercial building setbacks range from 30-35 feet to the proposed residential property. A condition of approval requires an 8-foot high perimeter wall to minimize visual and privacy impacts.

Subdivision Map for Condominium Purposes

The "Lofts at Newport Mesa" project will involve a one-lot airspace condominium subdivision, to be submitted at a later date. Staff has conditioned the Master Plan on the submission of the subdivision map for condominium purposes to ensure that these units are ownership units. In contrast to a traditional small-lot residential common interest development project, the airspace within the building structures will be owned by the new residents, and the outdoor yard areas will be held in common by the homeowner's association, with exclusive rights over certain yard areas by the individual property owner. Covenants, Conditions, and Restrictions (CC&Rs) are required to be recorded to ensure proper maintenance of the common areas.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

ALTERNATIVES CONSIDERED

The Planning Commission has the following alternatives:

1. Recommend approval of the rezone, planning application and minor modification. Proposed residential development would be in conformance with the City's General Plan and Newport Boulevard Specific Plan, which encourage the conversion of existing marginal or vacant commercial properties to residential where feasible. While the Specific Plan was adopted about ten years ago, this will be the second residential project approved under the Newport Specific Plan.
2. Recommend denial of the application. No residential development could occur on the project site. The existing zoning would permit continuation of the existing office and storage uses, or redevelopment to permitted office or retail uses.

CONCLUSION

The applicant is interested in developing the subject property as a multi-family residential, common interest development. If the rezone and master plan were approved, this development would contribute 14 multi-family residences to the City's housing stock. Compared to General Plan conditions, the proposed project would reduce average daily traffic from the site by 91 percent. Staff considers this project as a good opportunity to convert an existing marginal commercial property to residential and ultimately provide increased homeownership opportunities in Costa Mesa.

Attachments: ~~1. Vicinity Map~~
~~1B. Site Photos~~
~~2. Draft Planning Commission Resolution~~
~~3. Site Plans/Elevations/Floor Plans~~

Distribution: Deputy City Attorney
 Deputy City Manager- Dev. Svcs. Director
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

APPL # PA-06-52/R-04-04

**Johnny Lu
Three Lads Development, LLC
1992 Rosemary Place
Costa Mesa, CA 92627**

environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT RESOLVED that the Planning Commission recommends City Council give first reading of the Ordinance to change the zoning classification of the subject property from Local Business District (C1) to Planned Development Residential – High Density (PDR-HD), as shown in Exhibit "A."

BE IT FURTHER RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "B", subject to the conditions contained in Exhibit "C", the Planning Commission hereby **RECOMMENDS CITY COUNCIL TO APPROVE** the following: (1) Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development, variances for open space requirements (42% required, approximately 35% proposed) and from minimum lot area (1 acre required; 0.91 acre proposed) and (2) Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-06-52 and upon applicant's compliance with each and all of the conditions contained in Exhibit "C." Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 22nd day of January, 2007.



Chair, Costa Mesa
Planning Commission

RESOLUTION NO. PC-07- 07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING CITY COUNCIL APPROVAL OF THE FOLLOWING: (1) REZONE R-06-04 TO PDR-HD ZONE; (2) PLANNING APPLICATION PA-06-52, INCLUDING MASTER PLAN, VARIANCES FROM MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS, AND A MINOR MODIFICATION MM-06-36 FOR AN 8-FOOT TALL PERIMETER BLOCK WALL AT 2460/2472 NEWPORT BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Johnny Lu, of T4 Development Company, authorized agent for Three Lads LLC, for Rezone R-06-04 and Planning Application PA-06-52 with respect to the real property located at 2460/2472 Newport Boulevard;

WHEREAS, the proposed project involves the following: (1) Rezone R-06-04 of the property from C1 to PDR-HD; (2) Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development, variances for open space requirements (42% required, approximately 35% proposed) and from minimum lot area (1 acre required; 0.91 acre proposed) and (3) Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 22, 2007 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 22, 2007, by the following votes:

AYES: COMMISSIONERS: PERKINS, HALL, EGAN, FISLER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

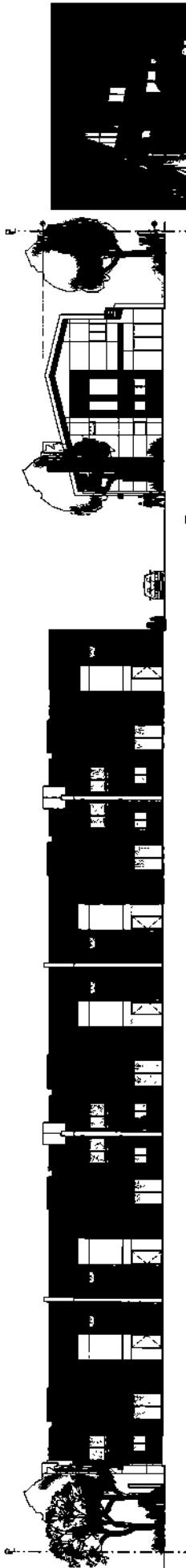
R. Michael Robinson
Secretary, Costa Mesa
Planning Commission *R. Michael Robinson*

ATTACHMENT 6

PC Staff Report of 1/22/2007

ATTACHMENT 7

Site Plan/Elevations/Floor Plan



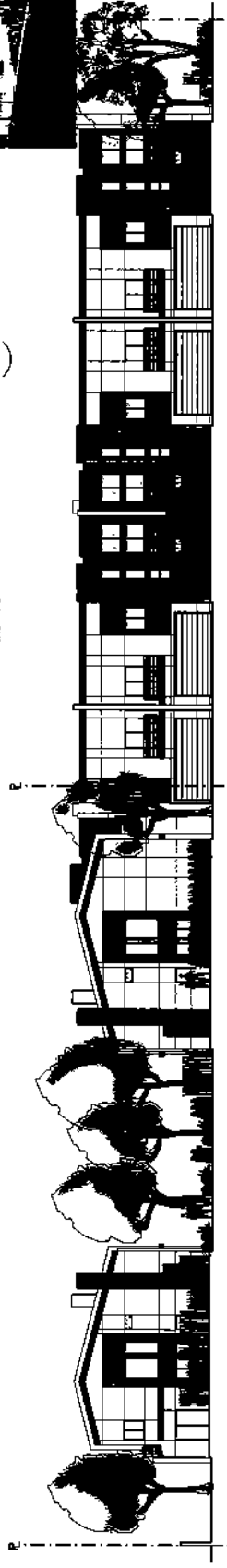
SOUTH ELEVATION
1/16" = 1'-0"

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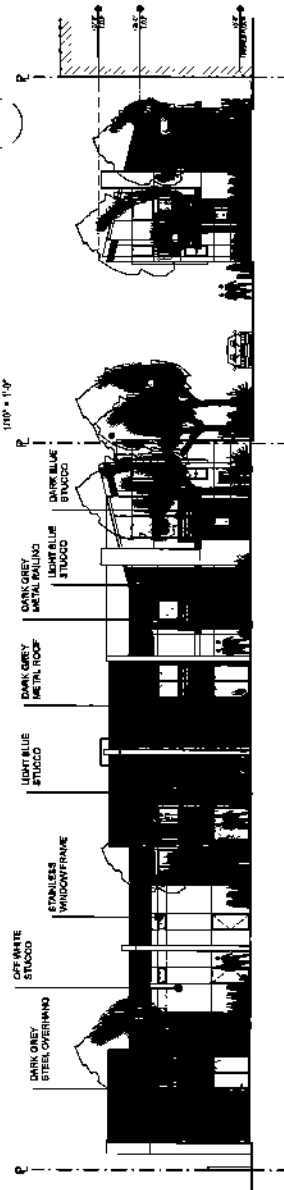
EAST ELEVATION
1/16" = 1'-0"

3



NORTH ELEVATION
1/16" = 1'-0"

2



WEST ELEVATION (STREET)
1/16" = 1'-0"

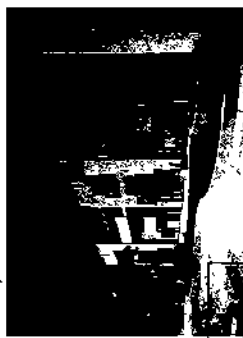
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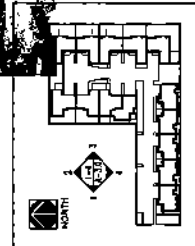
SAMPLE PROJECT
EXTERIOR FINISHES
ARCHITECT: LEHNER ARCHITECT



SAMPLE PROJECT
EXTERIOR FINISHES
ARCHITECT: NEA



SAMPLE PROJECT
EXTERIOR FINISHES
ARCHITECT: M2A



LOFT NEWPORT-MESA

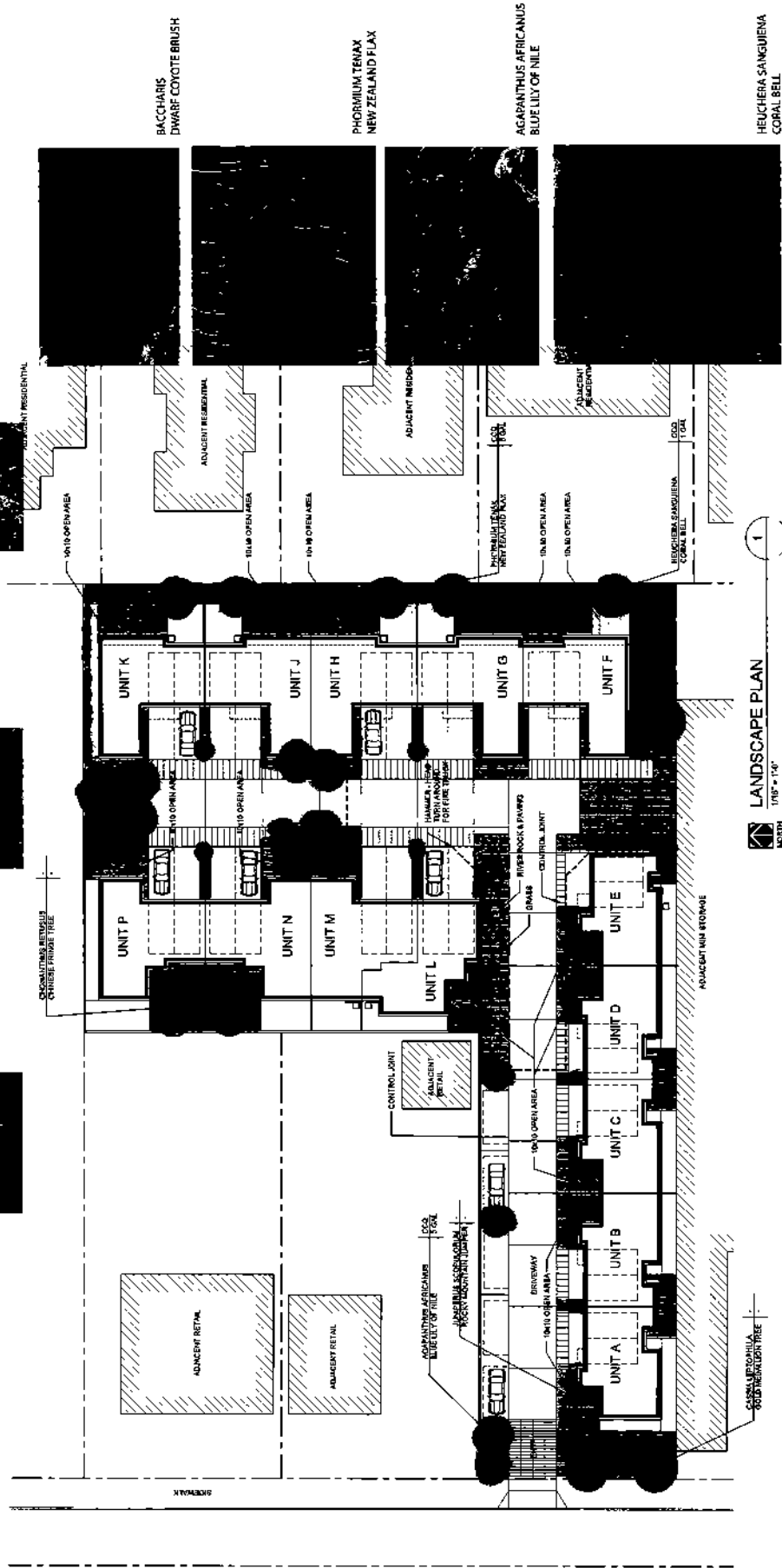
2450-2472 NEWPORT BLVD. | COSTA MESA | CALIFORNIA 92627

1 SOUTH FAIRBOURN AVE SUITE 207 | PASADENA, CALIFORNIA 91105 | PH: 626 354-0600 | FAX: 626 354-0124

Developed by:
The Newport-Mesa
Architectural
Center, LLC



**JUNIPERUS SCOPIULORUM
ROCKY MOUNTAIN JUNIPER**



LOFT NEWPORT-MESA

[illegible]

2460-2472 NEWPORT BLVD. | COSTA MESA | CALIFORNIA 92627

© SOUTH TAIWAN OAKS MAY 12 JUNE 2017 1945 44JUN14 | CALIFORNIA 01 105 11PMV 02 105 0600 | FAX 626 345.0124

Example of Concrete Tile (or Similar Type) Profile and Color Palette to be used for Lofts at Newport Mesa Development

CITYSCAPES



















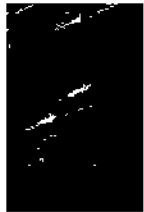
SOUTHERN CALIFORNIA STANDARD WEIGHT



SEE

CITYSCAPES HOMES

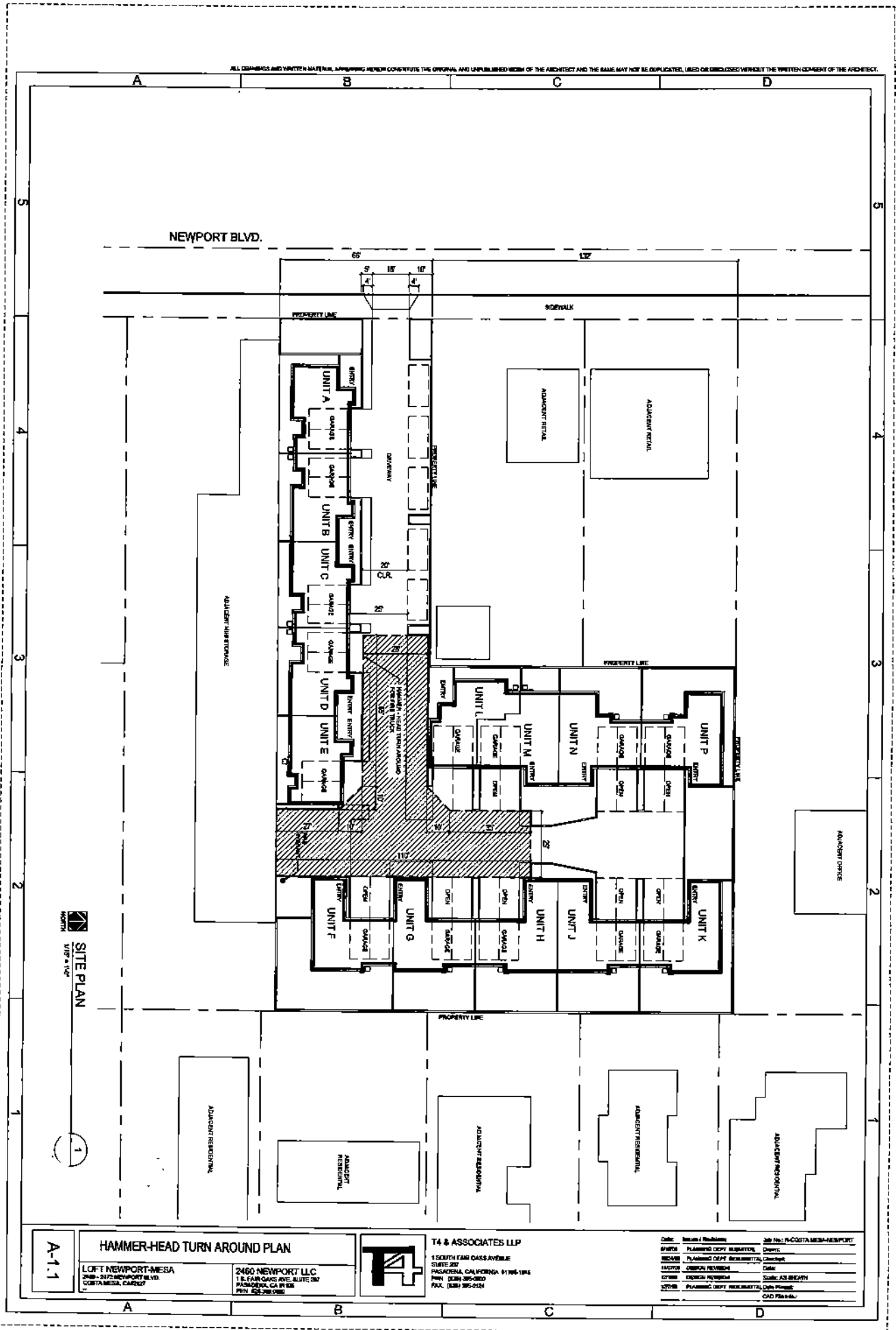
Notice! To ensure your satisfaction with your tile choice, we request that you obtain an actual tile sample or samples from your roofing contractor.

 SCC8801	 SCB8802	 SCB8805	 SCC8807
 SCM8806	 SCP8801	 SCP8802	 SCP8803
 SCP8804	 SCP8805	 SCB8826	 SCB8827
 SCB8828	 SCC8829	 SCC8830	 SCC8831
 SCMA8823	 SCMA8824	 SCMA8825	

2460-2472 NEWPORT BLVD.
COSTA MESA, CA 92627

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ALL DIMENSIONS AND UNITARY MATERIAL, APPROVING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR EMPLOYED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



SITE PLAN
1/8" = 1'-0"

A-1.1

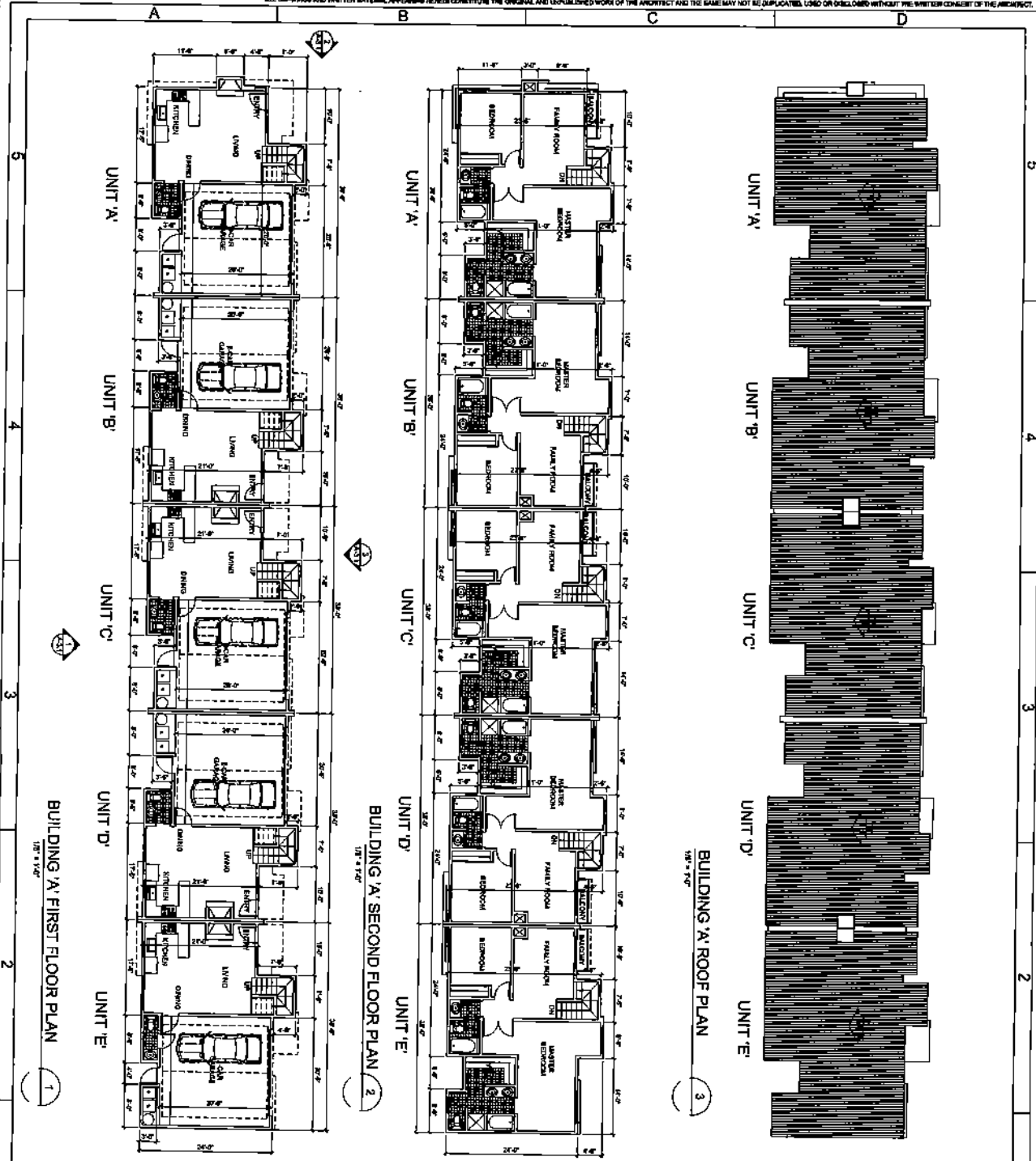
HAMMER-HEAD TURN AROUND PLAN
LOFT NEWPORT-MESA
300 - 317 NEWPORT BLVD.
COSTA MESA, CALIFORNIA

2460 NEWPORT LLC
1 E. FAIR OAKS AVE., SUITE 207
PASADENA, CALIFORNIA
PH: 626-798-0880



T4 & ASSOCIATES LLP
1 SOUTH FAIR OAKS AVENUE
SUITE 207
PASADENA, CALIFORNIA 91106-1016
PH: 626-395-0880
FAX: (626) 395-0234

DATE:	ISSUED / REVISED	JOB NO.:	PL-COSTA MESA-NEWPORT
DESIGNER:	PLANNING DEPT. SUPERVISOR	DESIGNER:	
REVIEWER:	PLANNING DEPT. ARCHITECTURAL	CHECKER:	
APPROVER:	ARCHITECT REVIEWER	DATE:	
CLIENT:	CLIENT REQUESTOR	DATE:	AS SHOWN
NOTES:	PLANNING DEPT. ARCHITECTURAL	DATE:	
		CAD FILE:	



BUILDING-A FLOOR PLANS

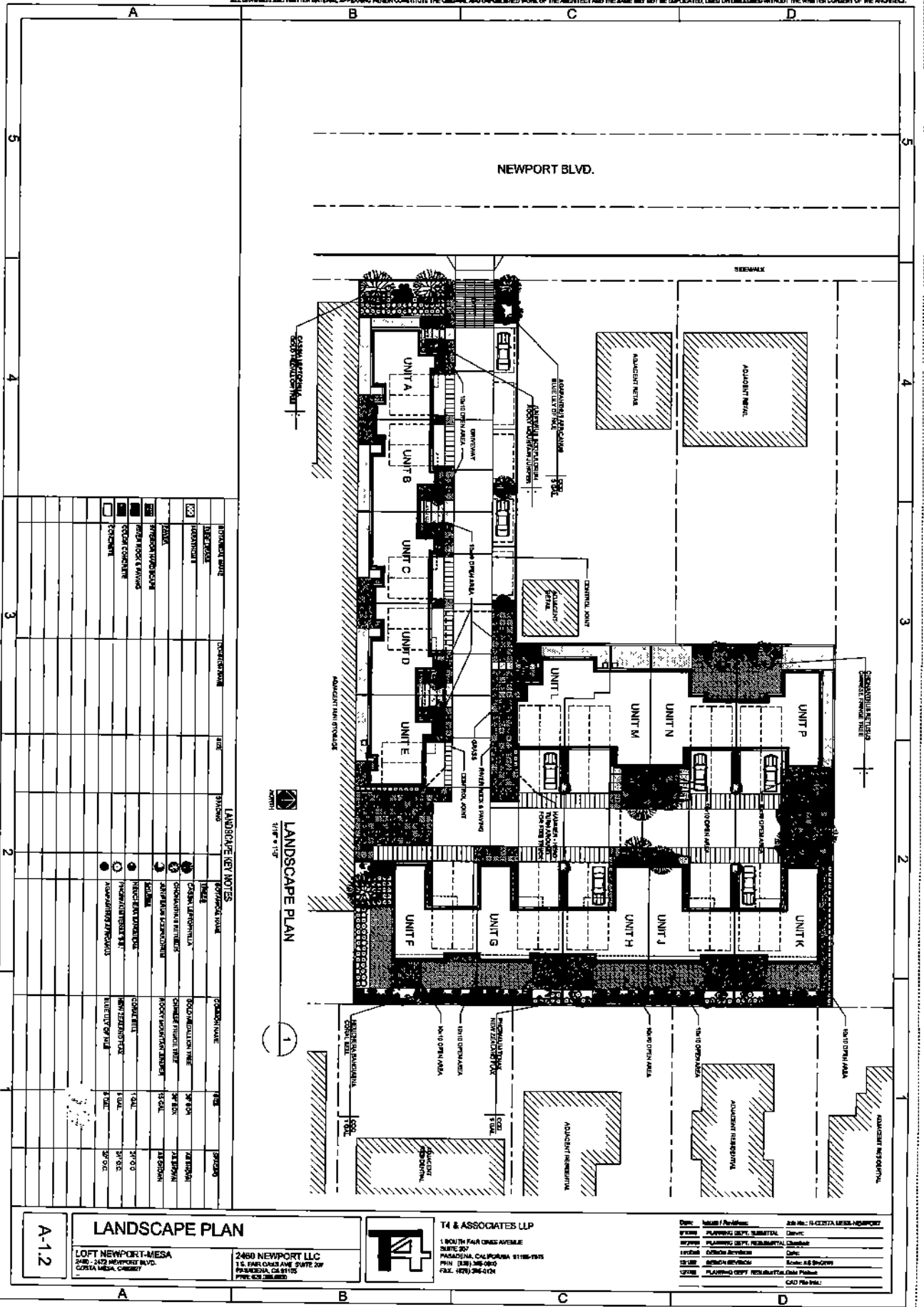
LOFT NEWPORT-MESA
2460 NEWPORT BLVD.
COSTA MESA, CALIF. 92626

2460 NEWPORT LLC
1 & 2 FAIR OAKS AVE., SUITE 207
PACIFIC, CA 91068
PHONE: (949) 255-0000

T4 & ASSOCIATES LLP
1 SOUTH FAIR OAKS AVENUE
SUITE 207
PACIFIC, CALIFORNIA 91068-0045
PHONE: (949) 255-0000
FAX: (949) 255-0104

Date	Issued / Revision	Job No.	Project Name
01/10/00	PLANNING DEPT. SUBMITTAL	000001	LOFT NEWPORT-MESA
02/10/00	PLANNING DEPT. RESUBMITTAL	000001	LOFT NEWPORT-MESA
03/10/00	PLANNING DEPT. RESUBMITTAL	000001	LOFT NEWPORT-MESA
04/10/00	PLANNING DEPT. RESUBMITTAL	000001	LOFT NEWPORT-MESA
05/10/00	PLANNING DEPT. RESUBMITTAL	000001	LOFT NEWPORT-MESA

54



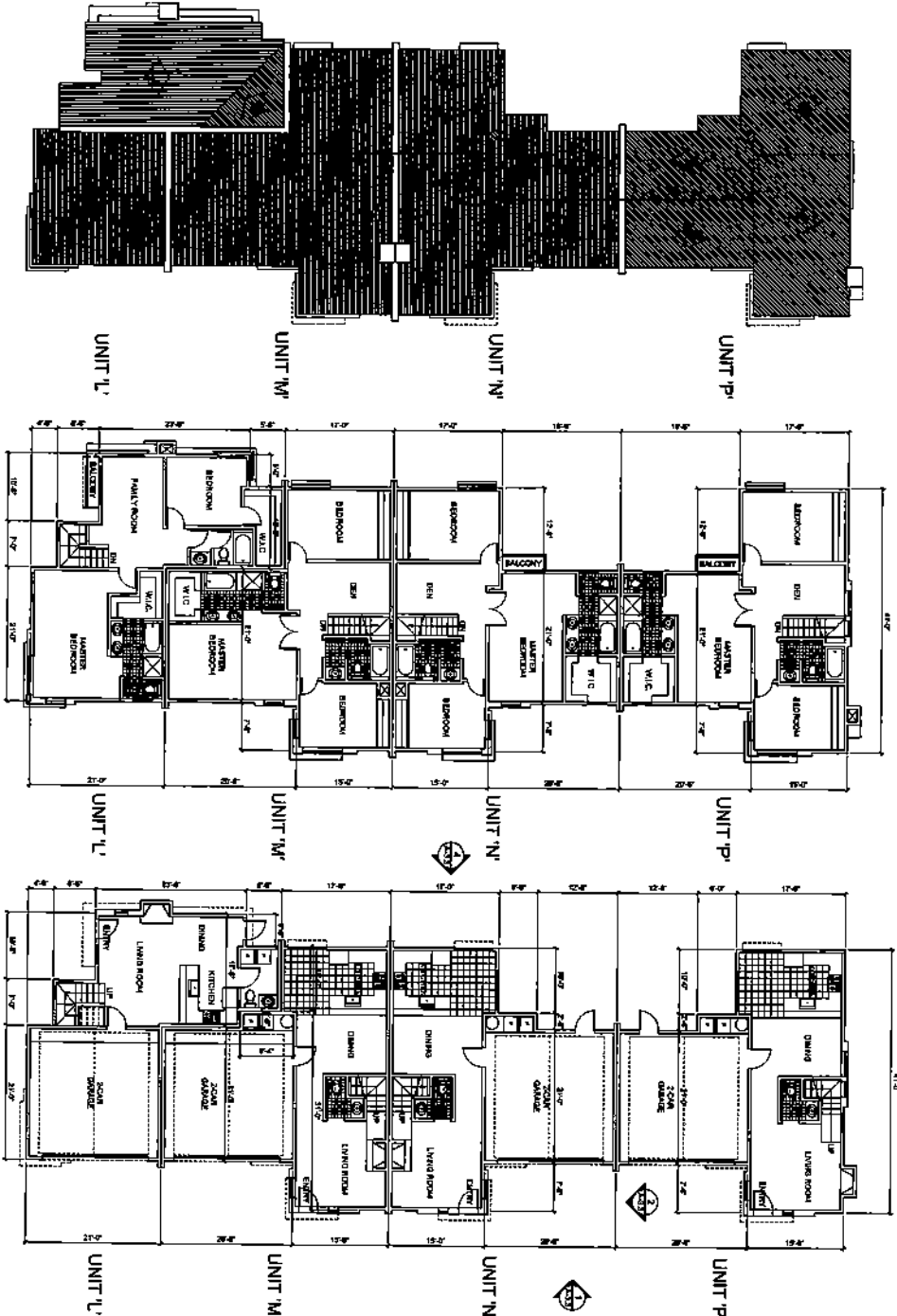
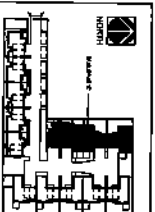
LANDSCAPE PLAN
DATE: 9-19-19

SYMBOL	LANDSCAPE NOTES
	1. TREE
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	425. PATH
	426. WALL

BUILDING 'C' ROOF PLAN
1/8" = 1'-0"

BUILDING 'C' SECOND FLOOR PLAN
1/8" = 1'-0"

BUILDING 'C' FIRST FLOOR PLAN
1/8" = 1'-0"



A-2.3

BUILDING-C FLOOR PLANS

LOFT NEWPORT-MESA
2460 NEWPORT BLVD.
COSTA MESA, CALIF. 92626

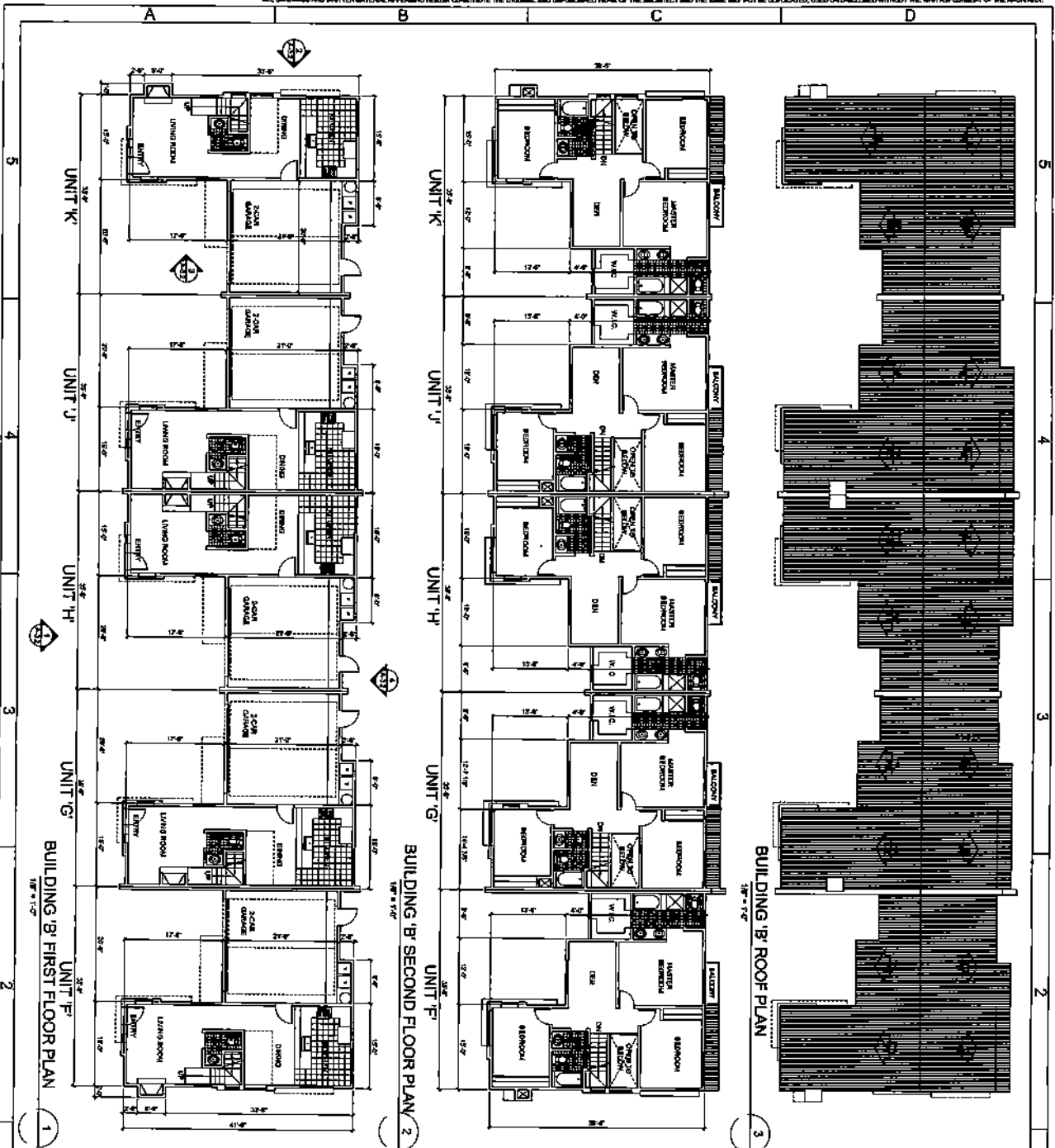
2460 NEWPORT BLVD.
SUITE 207
PASADENA, CA 91106
TEL: 626-796-0800



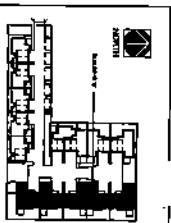
T4 & ASSOCIATES LLP

1 SOUTH PARK CIRCLE AVENUE
SUITE 207
PASADENA, CALIFORNIA 91105-5946
PH: (626) 796-0800
FAX: (626) 796-0104

DATE	ISSUED / REVISIONS	ISSUED BY / REVISIONS BY
07/08	PLANNING DEPT. / BLANKET	CHUCK
10/08	PLANNING DEPT. / REVISIONS	CHUCK
11/08	REVISIONS DEPT. / REVISIONS	CHUCK
12/08	REVISIONS DEPT. / REVISIONS	CHUCK
01/09	PLANNING DEPT. / REVISIONS	CHUCK



57



A-2.2

BUILDING-B FLOOR PLANS

LOFT NEWPORT-MESA
2400 NEWPORT BLVD.
COSTA MESA, CALIF. 92626

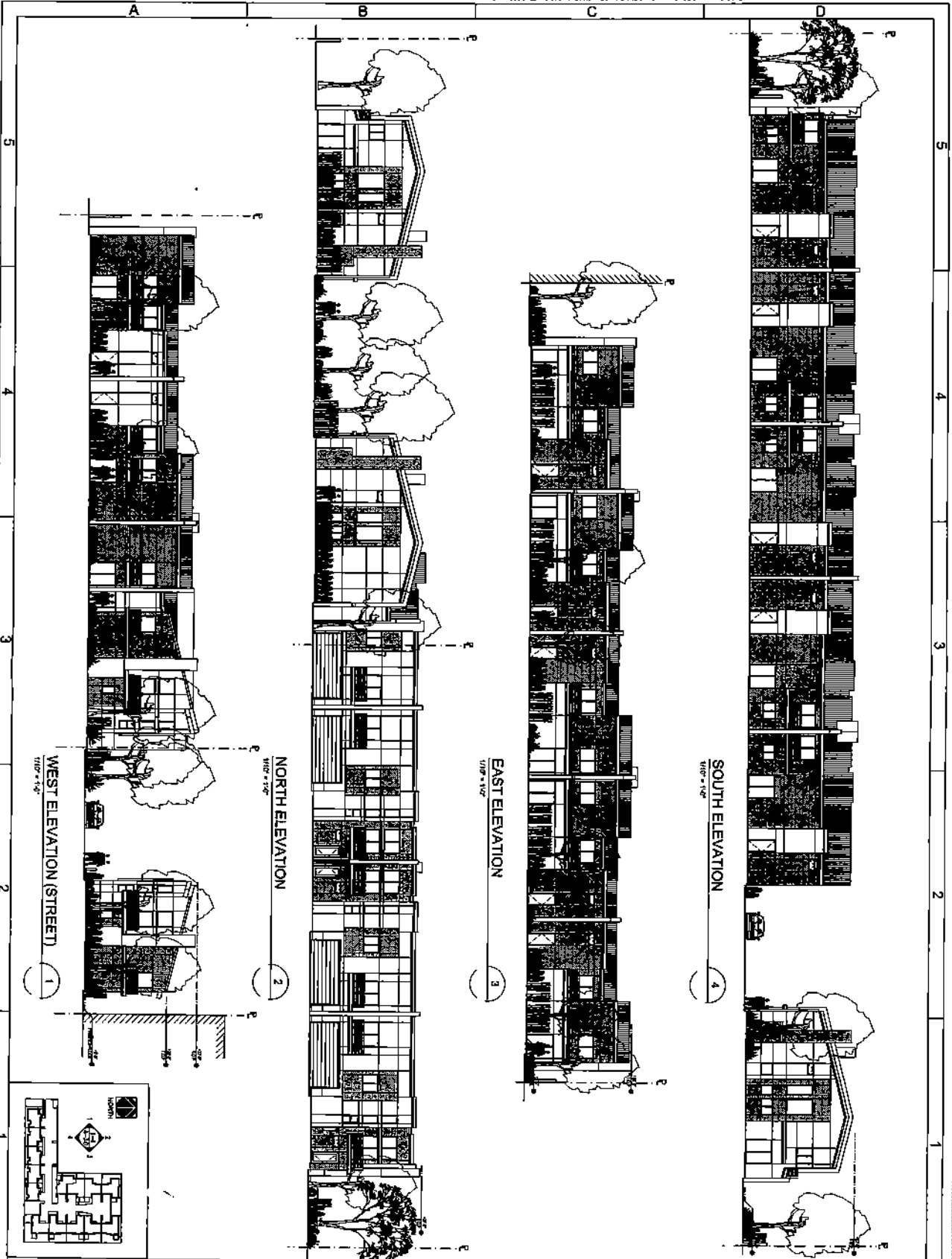
3400 NEWPORT LLC
1 S. FAIRVIEW AVE. SUITE 200
PASADENA, CA 91105
(714) 798-1000



T4 & ASSOCIATES LLP
1 SOUTH FAIR OAKS AVENUE
SUITE 207
PASADENA, CALIFORNIA 91105-9945
PHONE: (927) 365-0800
FAX: (927) 365-0100

Drawn: JAMES / B. H. H. H.	Job No.: R. COSTA MESA NEWPORT
Scale: 1/8" = 1'-0"	Owner: T4 & ASSOCIATES LLP
1/8" = 1'-0"	Planned by: T4 & ASSOCIATES LLP
1/8" = 1'-0"	Designed by: T4 & ASSOCIATES LLP
1/8" = 1'-0"	Check: T4 & ASSOCIATES LLP
1/8" = 1'-0"	Scale: AS SHOWN
1/8" = 1'-0"	Notes: PLANNING DEPT. PROBABLY
1/8" = 1'-0"	Drawn: T4 & ASSOCIATES LLP
1/8" = 1'-0"	CAD File: T4 & ASSOCIATES LLP

ALL DIMENSIONS AND SPACING MATERIAL APPEARANCES ARE TO BE USED FOR THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

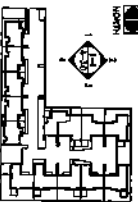


WEST ELEVATION (STREET)
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"



A-3.0

SITE ELEVATIONS

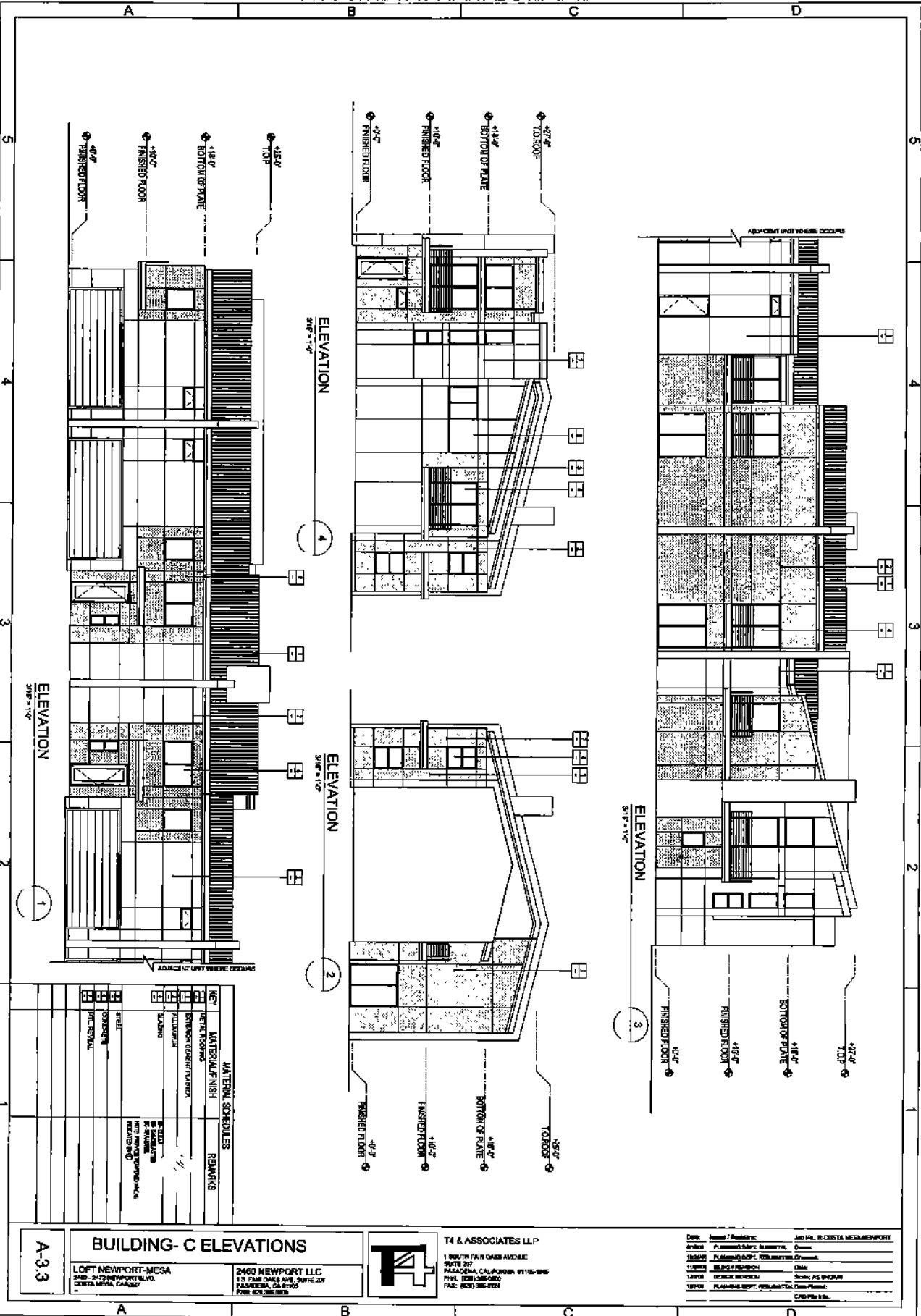
LOFT NEWPORT-MESA
3401 - 3403 NEWPORT BLVD
COSTA MESA, CALIFORNIA

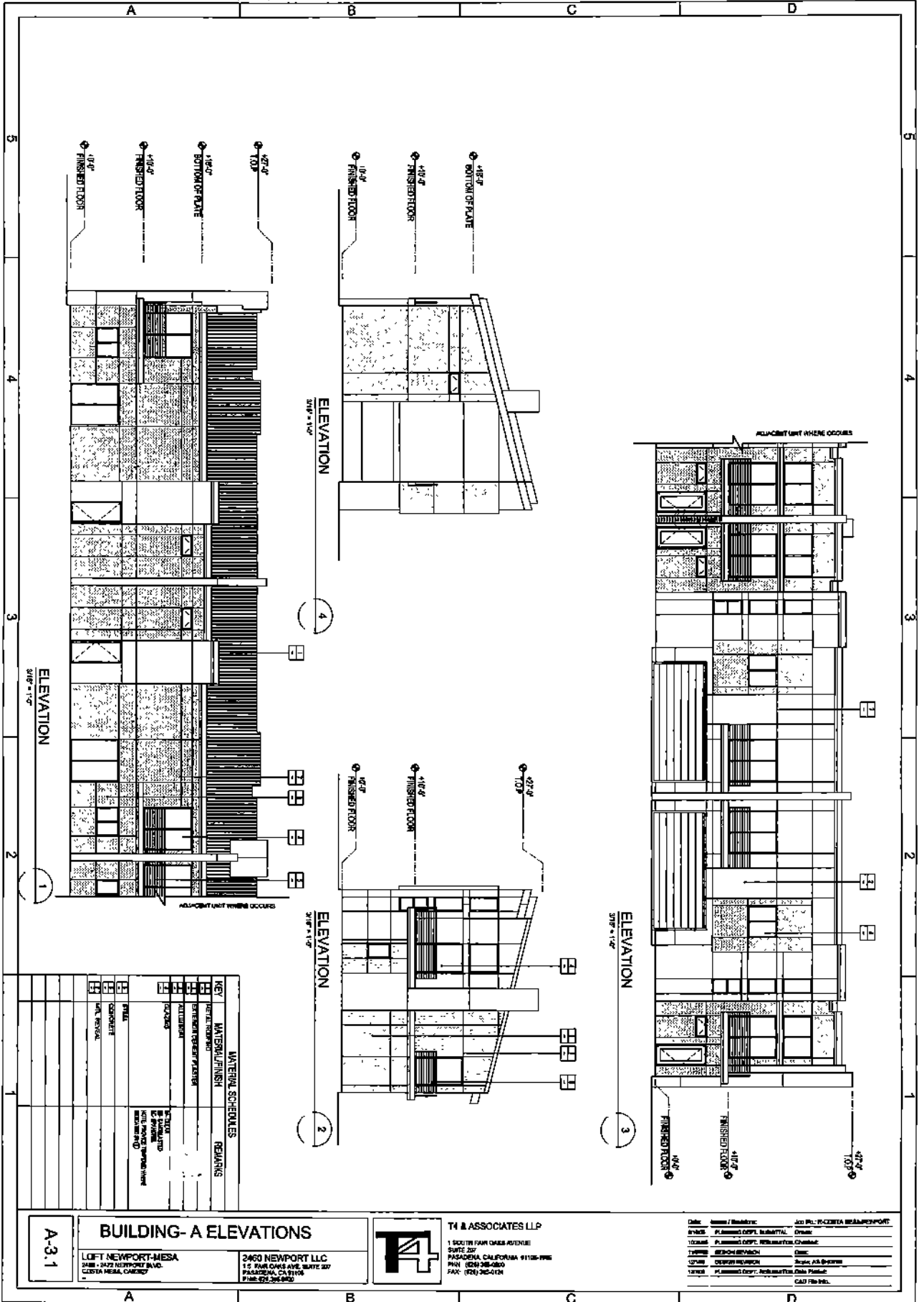
2460 NEWPORT LLC
115 S. FAIR OAKS AVE. SUITE 200
PASADENA, CA 91105
PHONE 626-346-8800



T4 & ASSOCIATES LLP
1 SOUTH FAIR OAKS AVENUE
SUITE 200
PASADENA, CALIFORNIA 91105-1096
PHONE 626-795-8822
FAX 626-795-0124

DATE:	10/04/03	BY:	J. KOSTA
01/05/04	PLANNING DEPT. SUBMITTAL	DATE:	10/04/03
02/05/04	PLANNING DEPT. SUBMITTAL	DATE:	02/05/04
03/05/04	DESIGN REVISIONS	DATE:	03/05/04
04/05/04	DESIGN REVISIONS	DATE:	04/05/04
05/05/04	PLANNING DEPT. SUBMITTAL	DATE:	05/05/04
06/05/04	PLANNING DEPT. SUBMITTAL	DATE:	06/05/04





A-3.1

BUILDING - A ELEVATIONS

LOFT NEWPORT-MESA
2460 NEWPORT BLVD.
COSTA MESA, CALIFORNIA

2460 NEWPORT BLVD.
SUITE 207
PASADENA, CA 91106
PHONE: 951-261-0100




T4 & ASSOCIATES LLP
1 SOUTH FAIR OAKS AVENUE
SUITE 207
PASADENA, CALIFORNIA 91106-9996
PH: (951) 261-0100
FAX: (951) 261-0101

Date:	10/10/2010	Job No.:	PC-COSTA MESA-NEWPORT
Drawn:	PLANNING DEPT. / BUDGETAL	Owner:	
Location:	PLANNING DEPT. / RESIDENTIAL	Contract:	
Project:	RENOVATION	Architect:	
Client:	LOFT NEWPORT	Architect:	JOHN A. BROWN
Project:	PLANNING DEPT. / RESIDENTIAL	Architect:	JOHN A. BROWN
		Architect:	JOHN A. BROWN

CAD File: BLD



A-3.2	BUILDING- B ELEVATIONS			T4 & ASSOCIATES LLP 13001 PARK CIRCLE AVENUE SUITE 307 PASADENA, CALIFORNIA 91105-1948 Phone: (626) 395-0500 Fax: (626) 395-0549	Date: January 1, 2006		Job No.: 14-0214-MESA-NEWPORT		
	LOFT NEWPORT-MESA 2480 - 2472 NEWPORT BLVD. COSTA MESA, CALIF 92627				Scale: PLUMBING DEPT. 1/8"=1'-0"		Drawn: ALAN MURPHY		
		2480 NEWPORT LLC 15 FAIR CREEK AVE. SUITE 207 PASADENA, CA 91105 PH: 626.395.0500				Checked: JEFFREY M. HARRIS		Title: PLUMBING DEPT. 1/8"=1'-0"	
						Drawn: JEFFREY M. HARRIS		Scale: AS SHOWN	
						Date Plotted: 1/1/06		CAD File Info:	
A		B		C		D			